

HOUSING NOW

Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

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Vancouver CMA

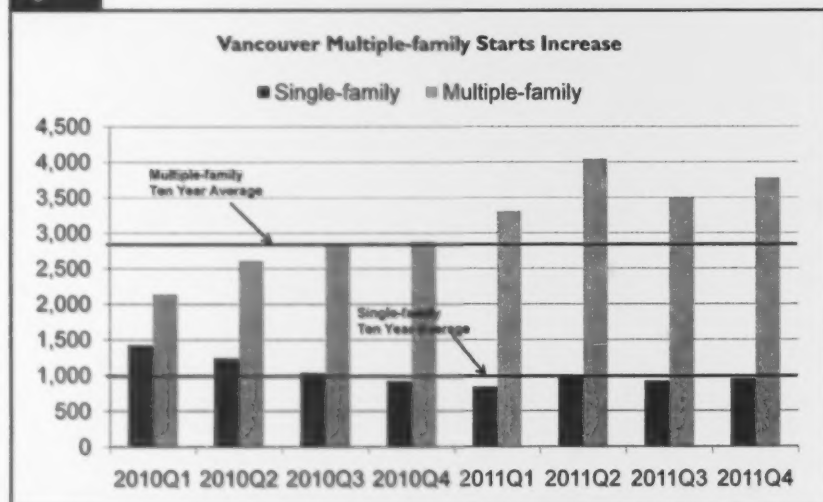
New Home Construction

Housing starts in the Vancouver Census Metropolitan Area (CMA) increased in 2011 to levels above the ten year average for the first time since 2008. The CMA recorded 17,867 starts, a 17 per cent increase over 2010. Growth was led by an increase in multiple-family housing starts, which include apartments, semi-detached, and townhomes. Single detached construction decreased

compared to the previous year. The largest increases in housing unit starts were recorded in Richmond, North Vancouver, Langley, Burnaby, Coquitlam, and Surrey.

In December, starts for all housing types decreased by just over one-quarter compared to the same month a year earlier as an increase in single detached starts was more than offset by a decline in multiple-family starts.

Figure 1



Source: CMHC. Data Seasonally-adjusted.

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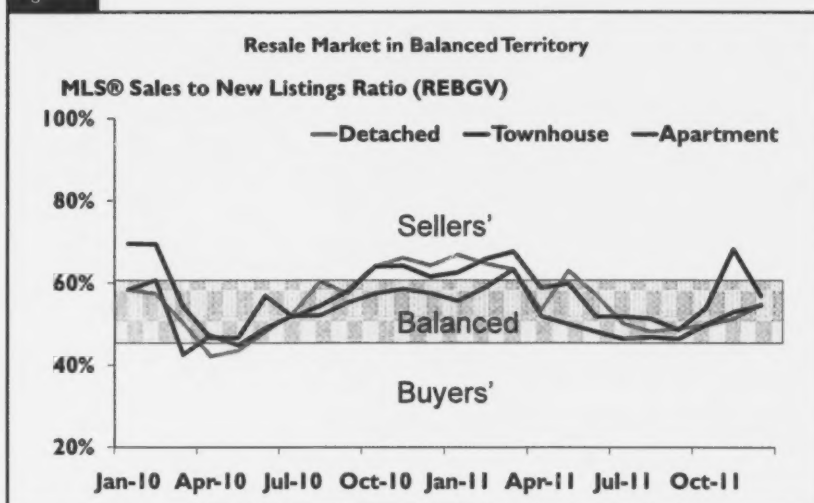
CMHC SCHL
HOME TO CANADIANS

Multiple-family starts fuelled growth in new home construction in 2011, with 14,181 housing starts, an increase of one-third over 2010. Higher resale home prices, job growth, and population-based housing demand, stemming from ongoing international migration to the region, provided the impetus for developers to undertake residential construction projects in 2011. Within the CMA, new multiple-family home construction was concentrated in three areas. Vancouver City accounted for the largest number of housing starts at 3,030 units followed by Surrey and Richmond, both of which recorded over 2,000 multiple-family starts during 2011. Surrey recorded a notable increase in its share of multiple-family housing types last year and was also the centre with the largest number of single detached housing starts.

Although the majority of multiple-family housing starts last year were condominiums, there was an increase in purpose-built rental construction, reflecting strong demand for rental accommodation. There were 1,755 rental starts in 2011, the highest number since 2001. Most rental starts were located in Vancouver, Richmond, North Vancouver, and the University Endowment Lands. CMHC's Fall Rental Market survey reported the apartment vacancy rate moved lower to 1.4 per cent in October 2011.

The number of units under construction has been slowly trending higher in the latter half of 2011 as a result of more starts and fewer completions. At year end, the number of units under construction was up 30 per cent compared to the end of 2010. Much of the housing stock currently under construction is composed of larger-scale multiple-

Figure 2



Source: Real Estate Board of Greater Vancouver (REBGV), MLS® is a registered trademark of the Canadian Real Estate Association (CREA). Calculations and seasonal adjustment by CMHC, End point Dec 2011

family projects which started in the second half of 2010 and can take two years or more to complete. This is the first year since 2008 where starts outpaced completions. Although absorption rates, which measure how quickly new homes are sold or rented after completion, have moderated, the inventory of completed and unabsorbed homes has remained steady as a result of fewer completions in 2011.

Greater Vancouver MLS® Market

The increase in home sales recorded in Greater Vancouver through the MLS® system in 2011 was led by sales of single detached homes. Sales of this home type increased 15 per cent over the levels recorded in 2010. Attached units followed with four per cent growth while apartment sales ended the year with a slight decrease. Sales of all home types increased to 32,437 units, six per cent higher than the levels recorded the previous year.

Increased demand for single detached homes, particularly in the first half of the year, drove overall price growth for the year. In comparison, prices of both attached and apartment homes grew by five per cent in the same period. The average MLS® home price increased to \$781,654 in 2011, 16 per cent above the average in 2010. Low mortgage interest rates, gains in employment, and positive net migration supported home buying activity.

A sustained period of strong sales in the first few months of the year favoured home sellers and put upward pressure on home prices. Monthly year-over-year price increases for all home types exceeded the ten year historical average in the first half of 2011 before gradually stabilizing in the latter half of the year. By mid-year, higher home prices had attracted more home sellers to the market.

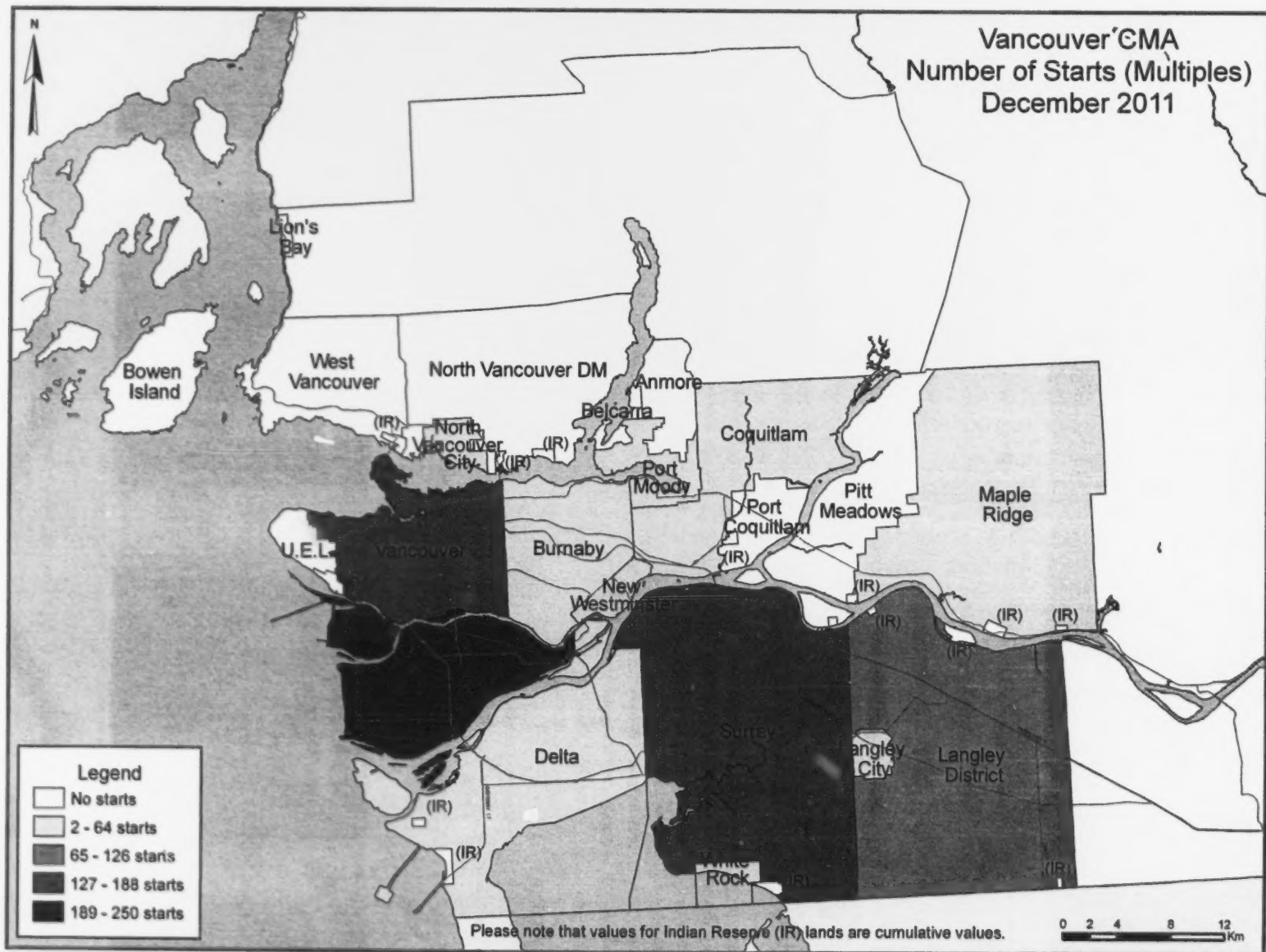
¹MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

As a result, the sales to new listings ratio, an indicator of demand and supply, settled back into balanced market conditions. With an increase in supply and a higher proportion of lower priced multiple-family sales, the average price for all home types trended lower during the second half of 2011.

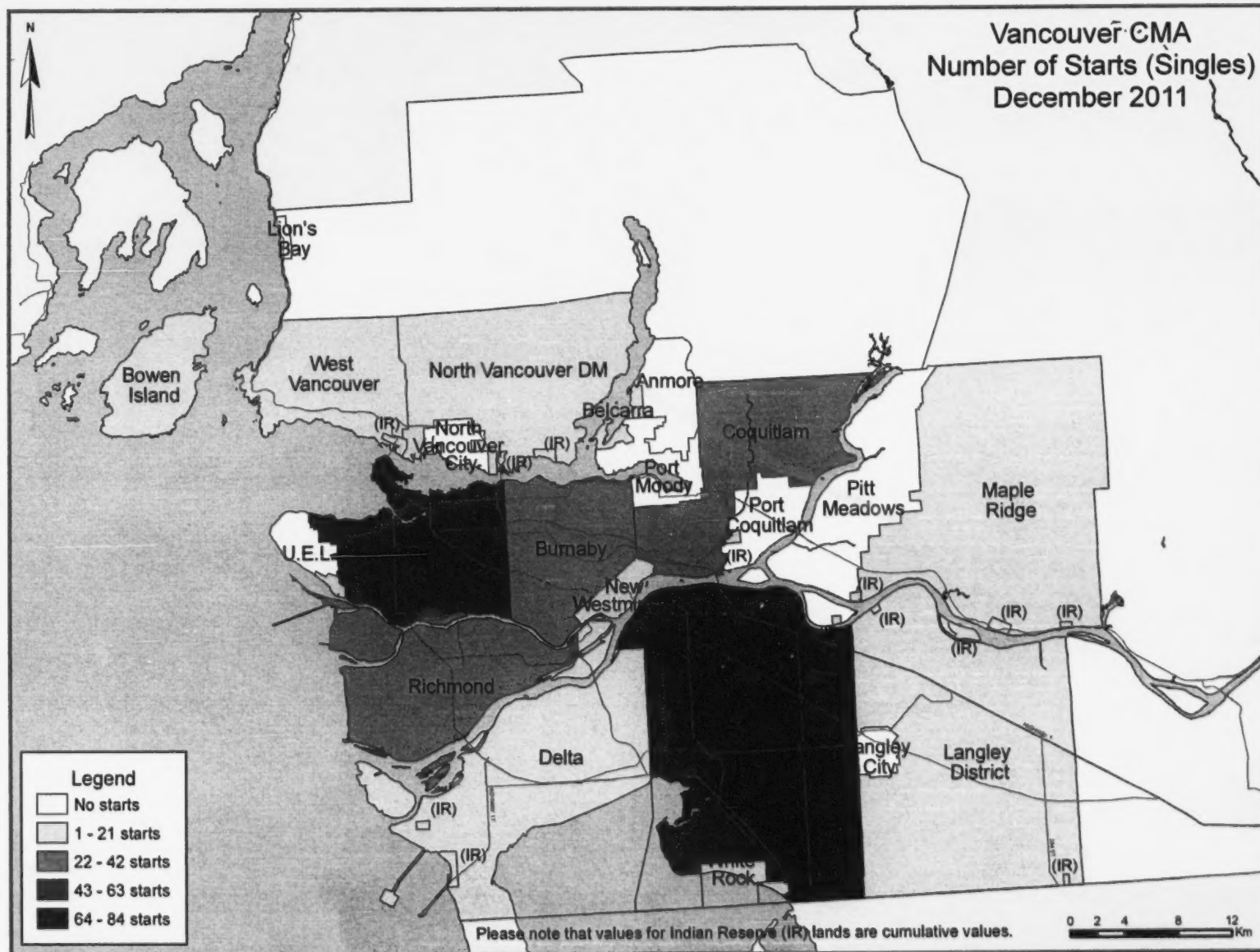
Abbotsford CMA

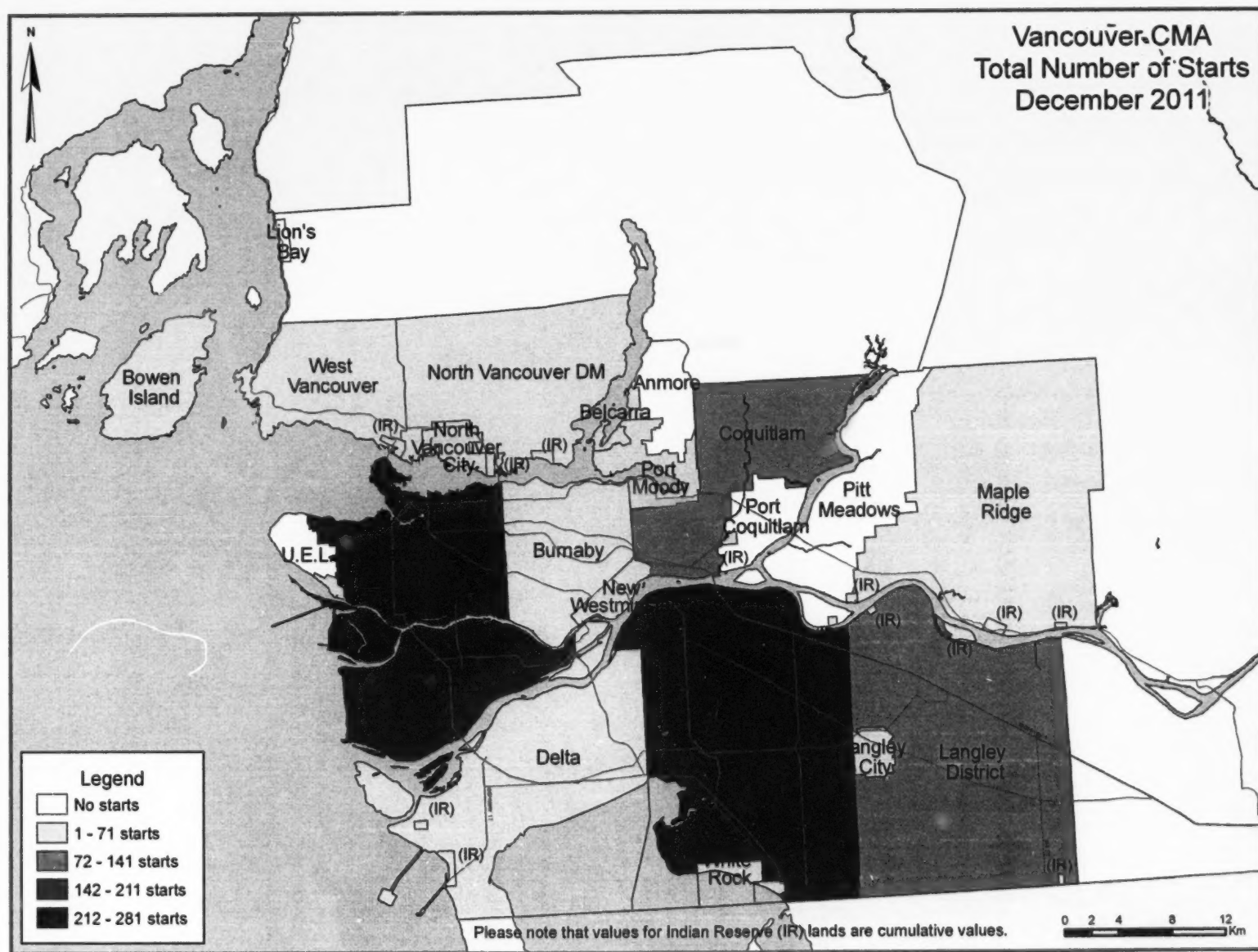
The Abbotsford CMA recorded growth in starts of multiple-family housing types in 2011. Overall multiple-family starts increased by over 80 per cent compared to 2010, while single detached starts declined by more than one quarter. As a result, the total number of housing starts increased to 537 units.

As a result of more multiple-family projects starting in 2011 and fewer completions, there was an increase in the number of homes under construction. Multiple-family construction generally takes longer to build than single detached housing and was reflected in the 40 per cent decrease in completions compared to a year earlier. Fewer completions moved the number of homes under construction higher by almost one quarter at the end of 2011. Absorptions also declined in 2011, but still outpaced completions, causing the number of completed and unabsorbed units to decrease and contributing to conditions favourable for developers looking to start their next project.

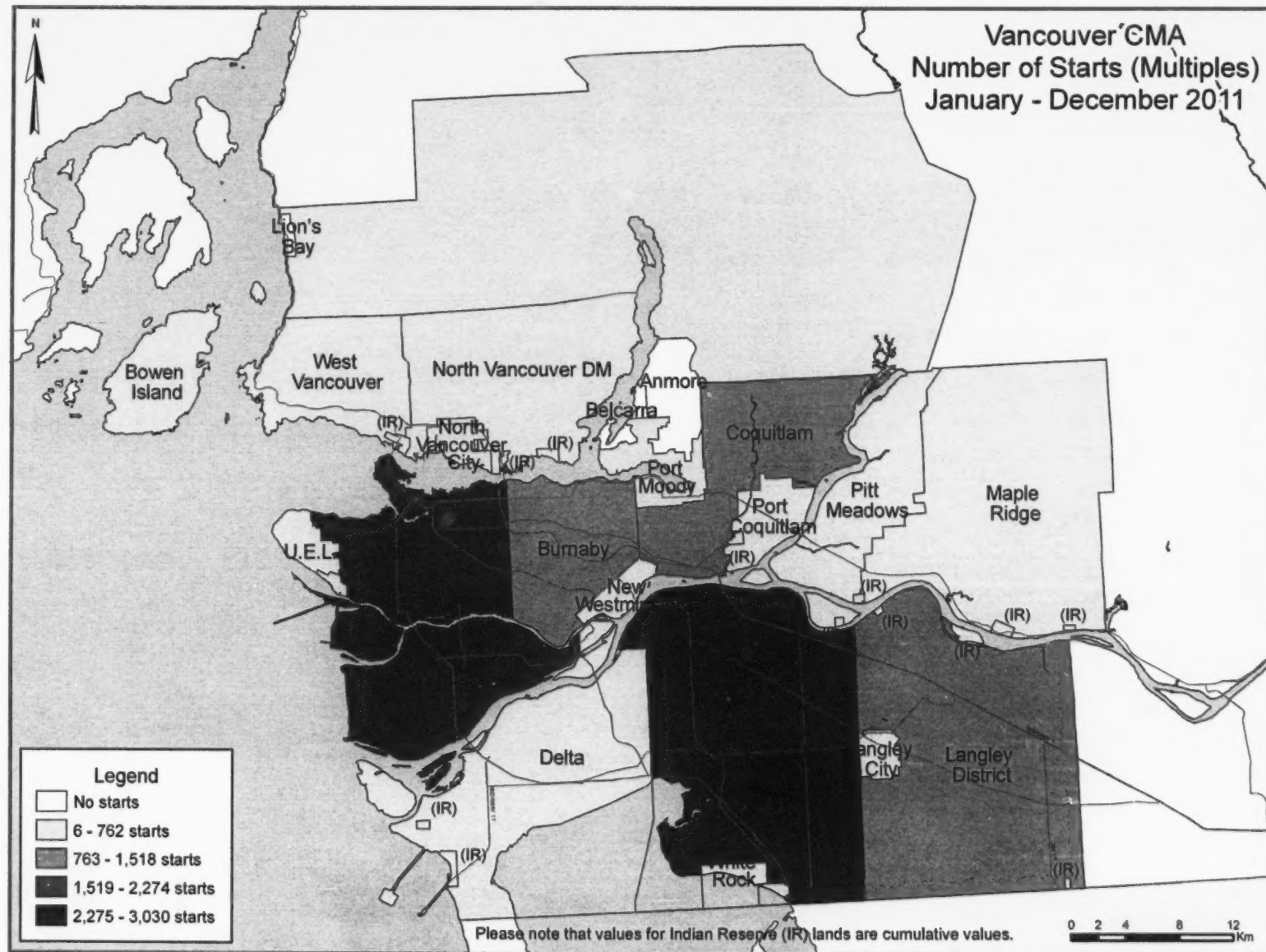


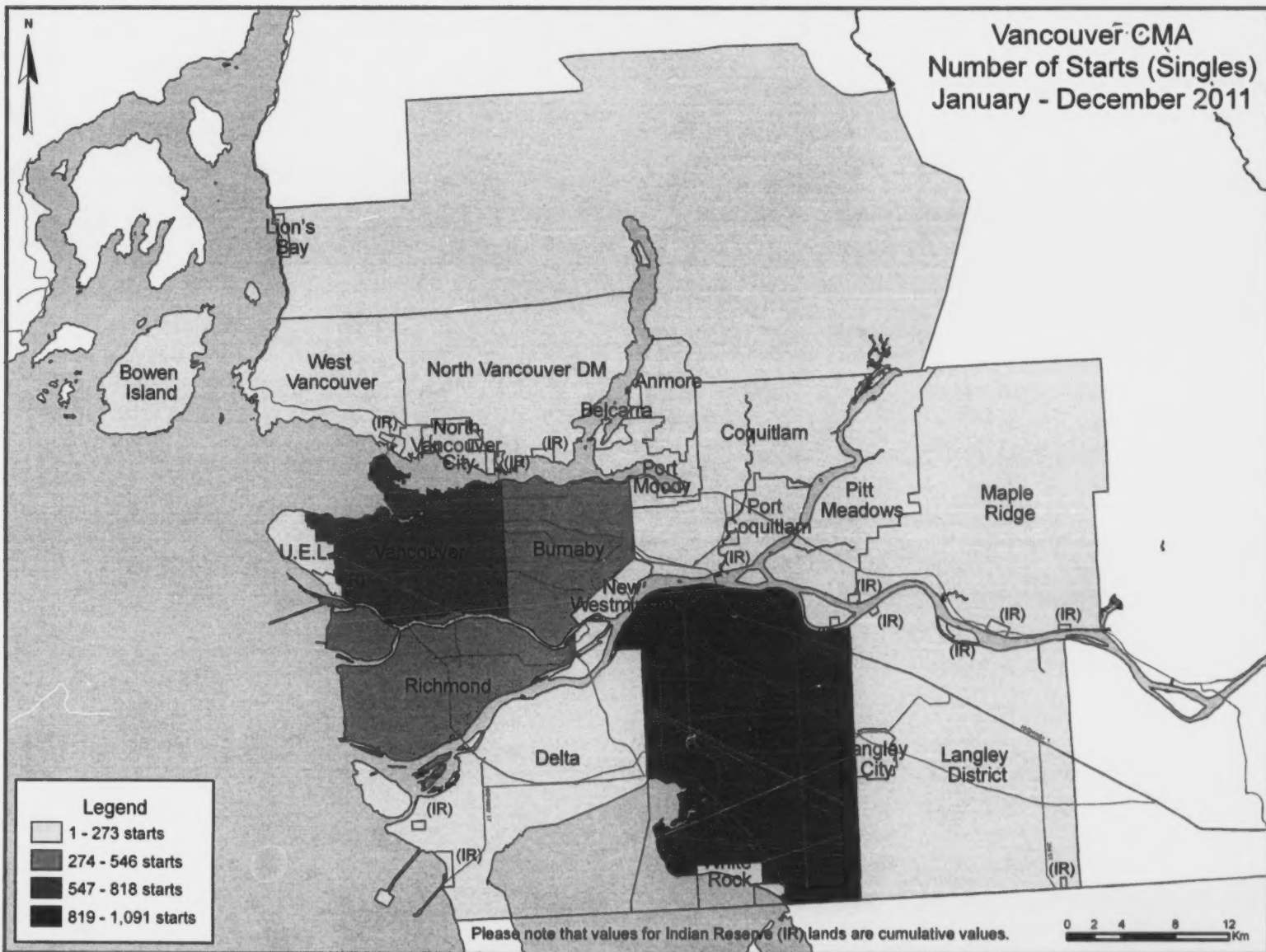
Vancouver CMA
Number of Starts (Singles)
December 2011

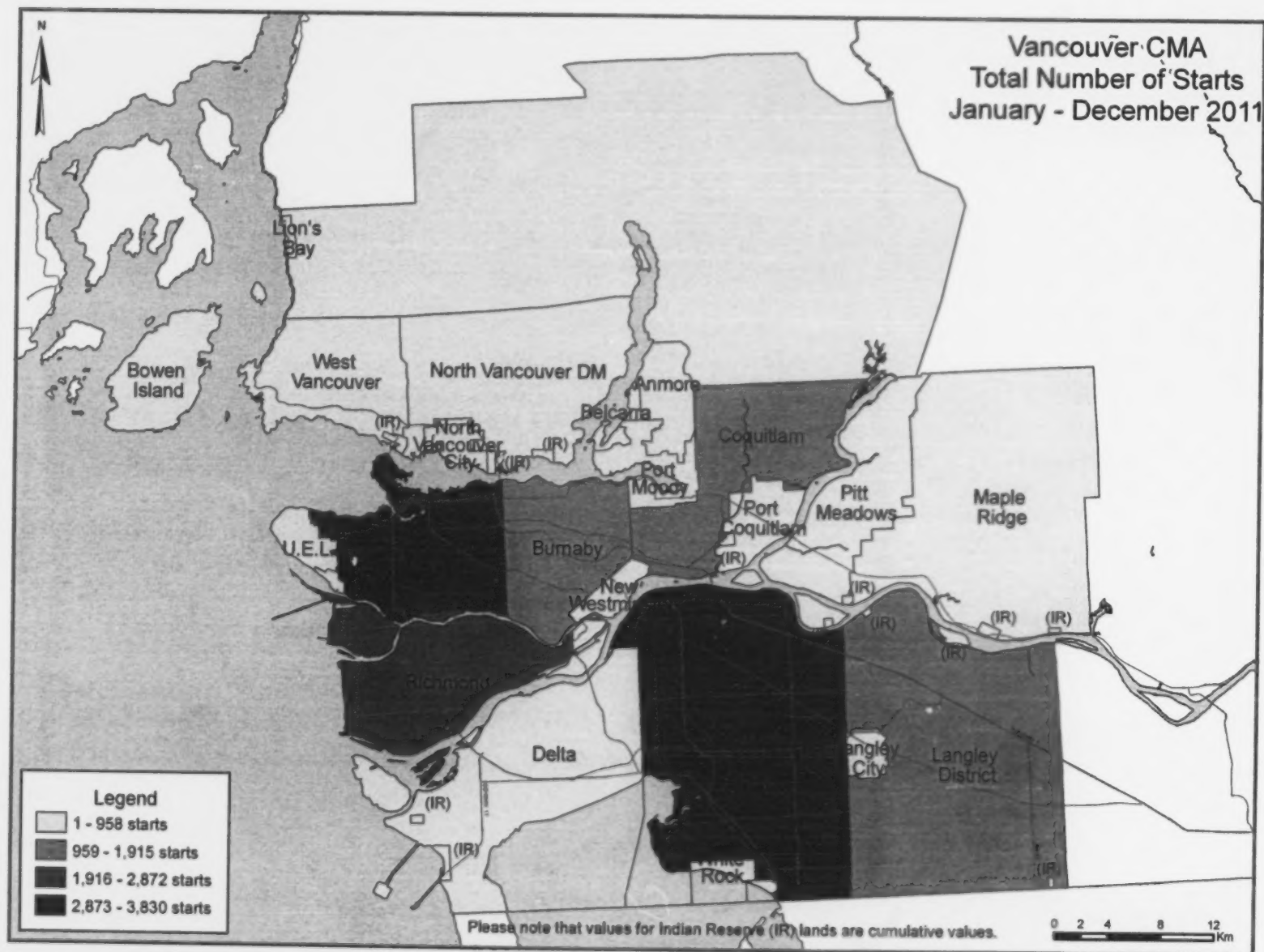


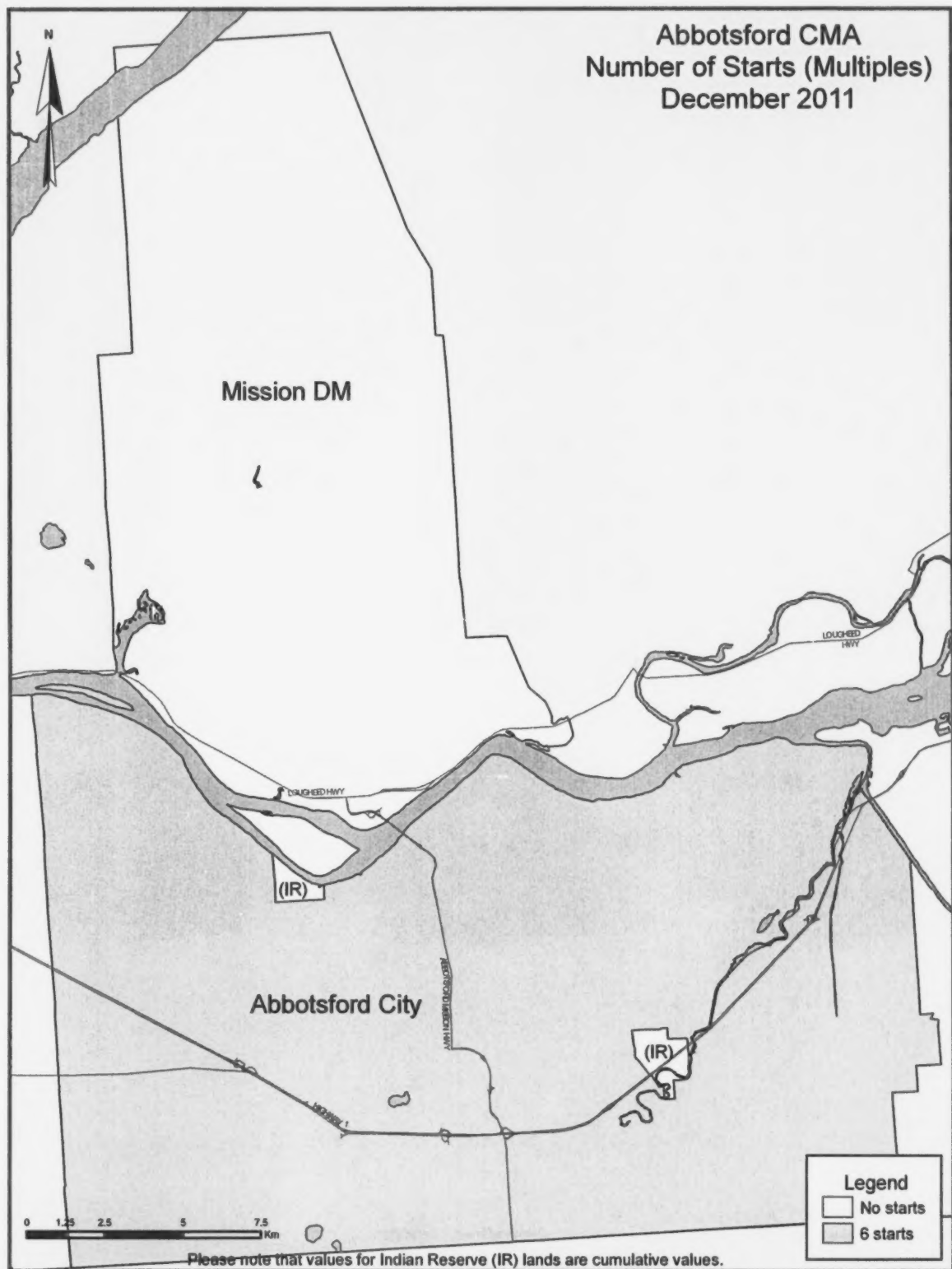


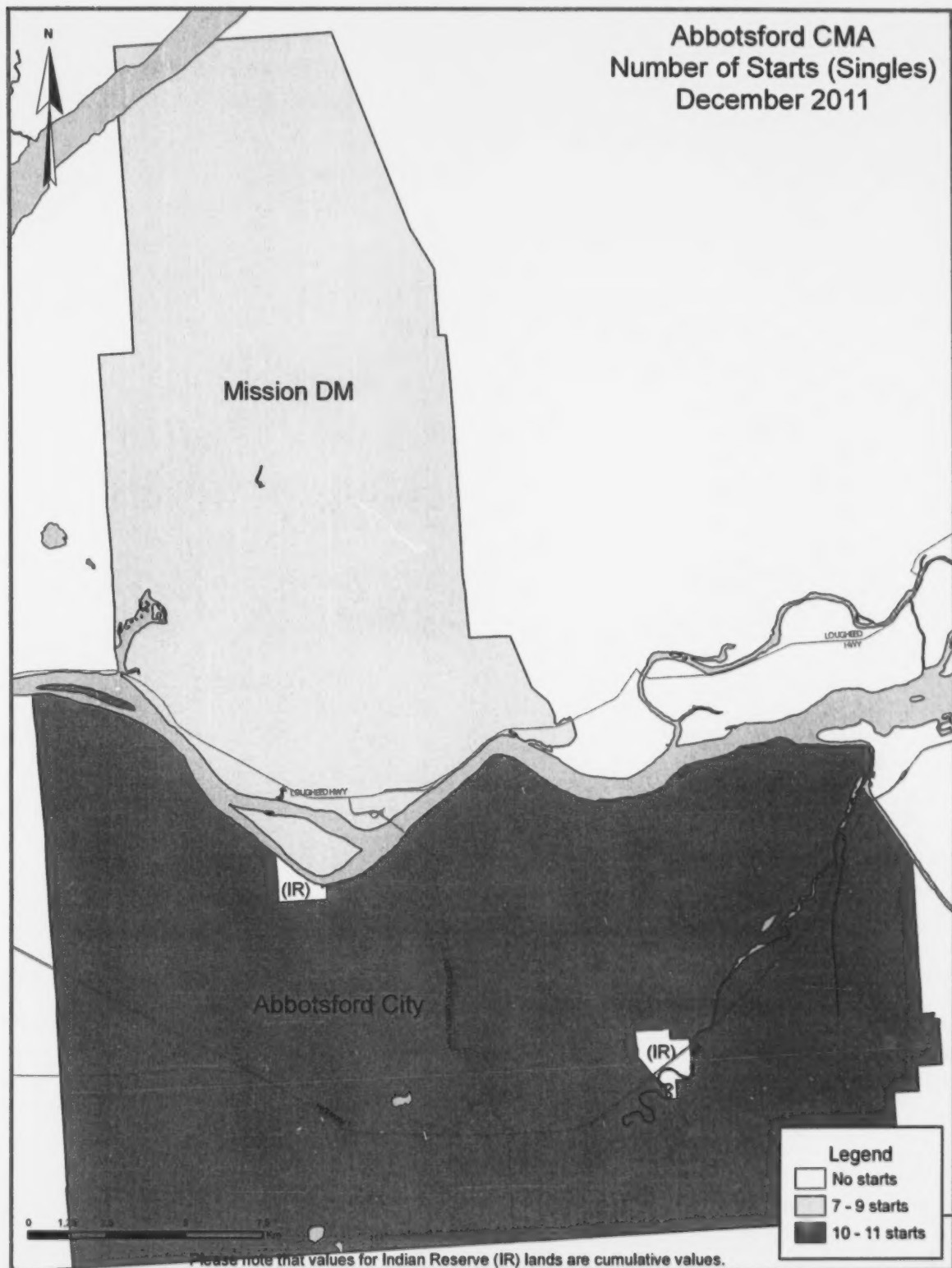
Vancouver CMA
Number of Starts (Multiples)
January - December 2011

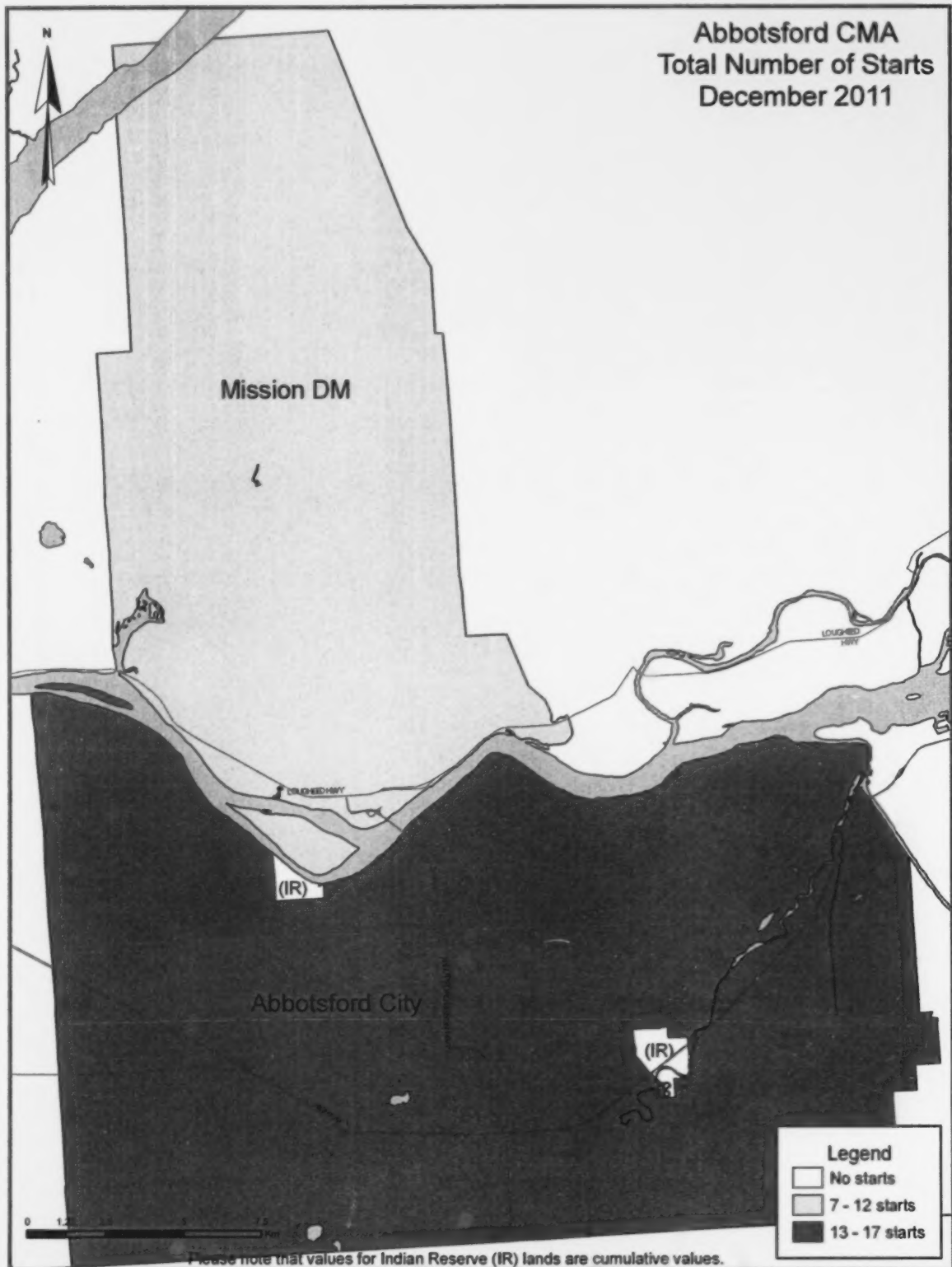


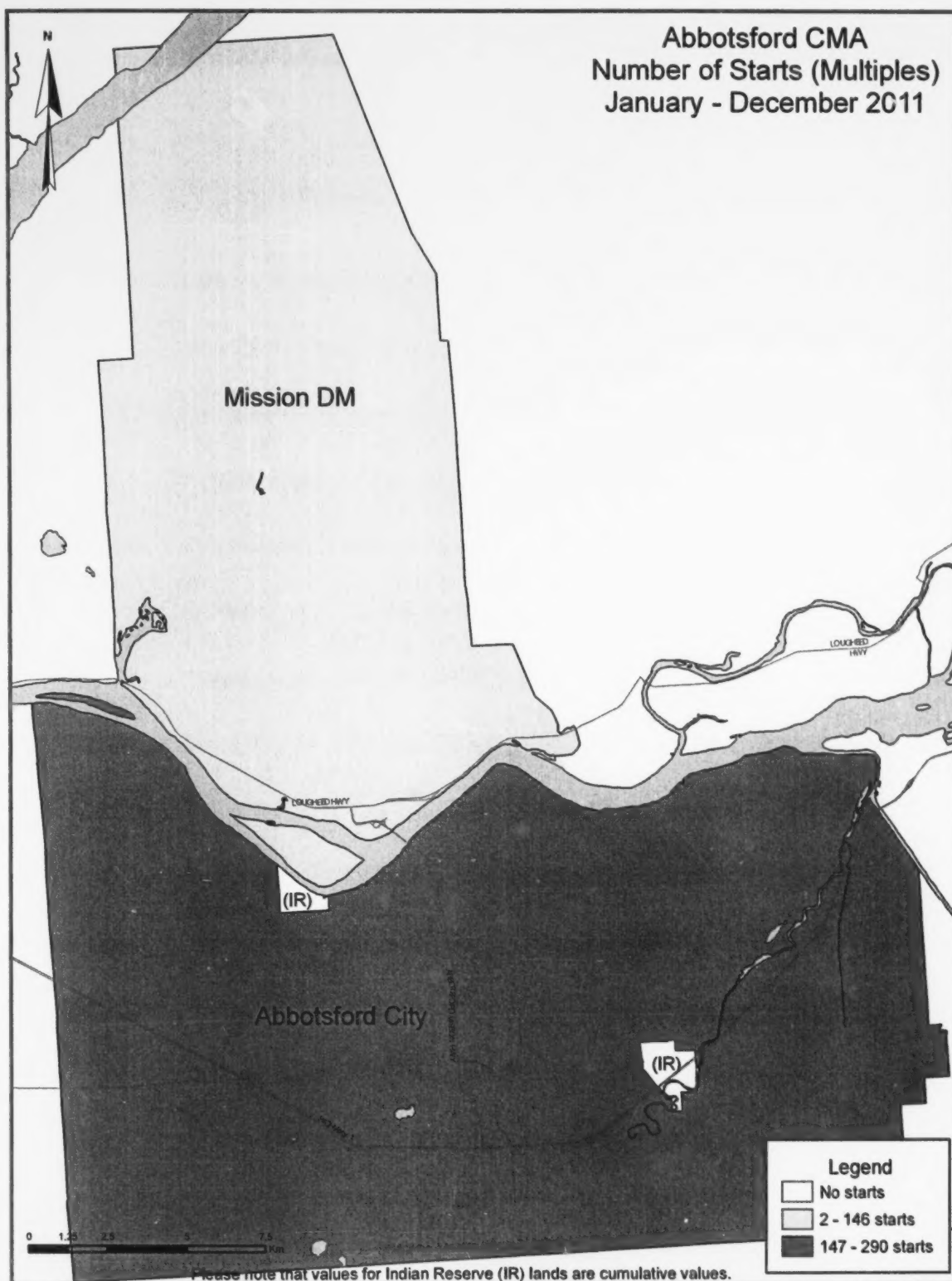


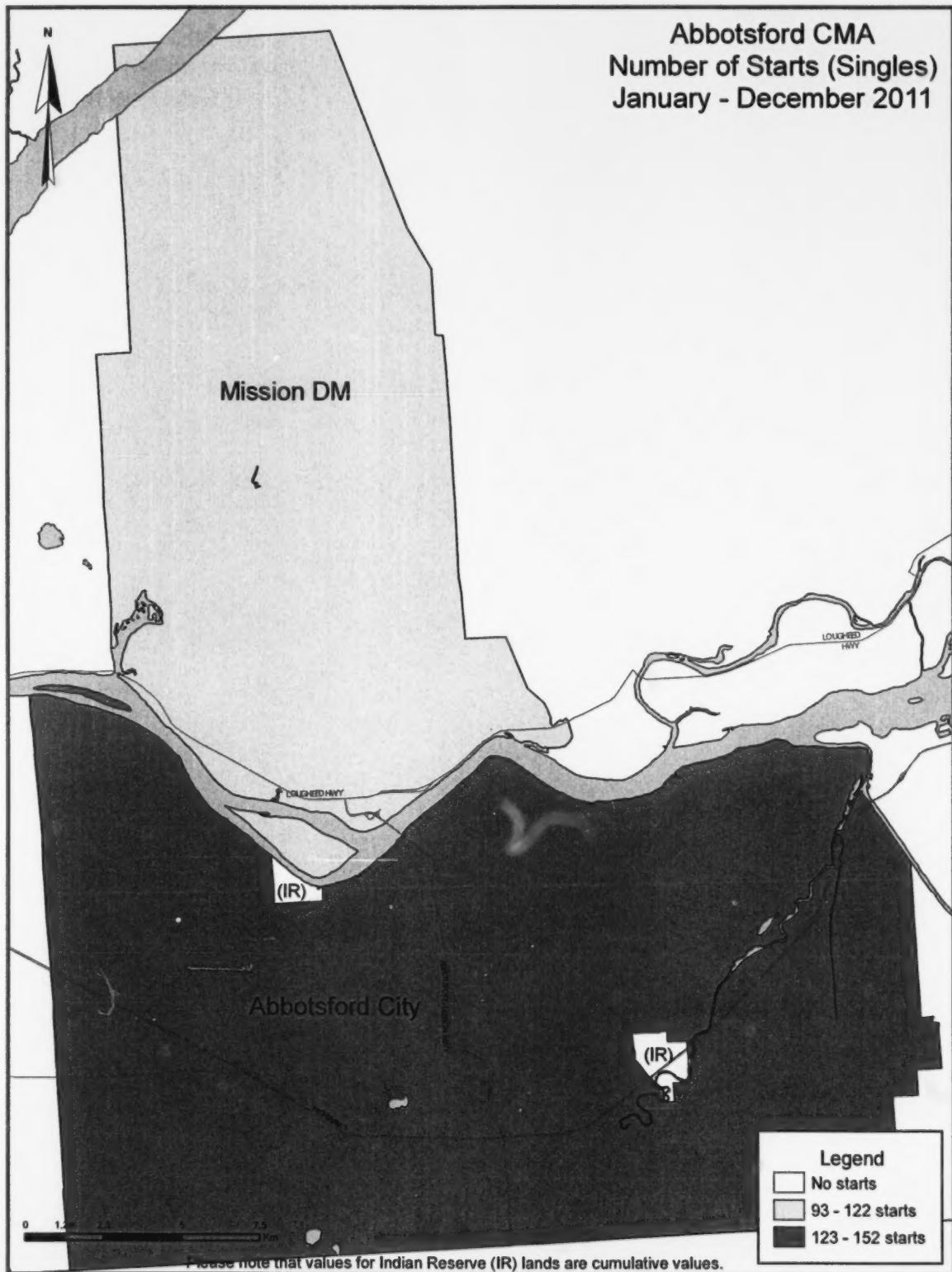


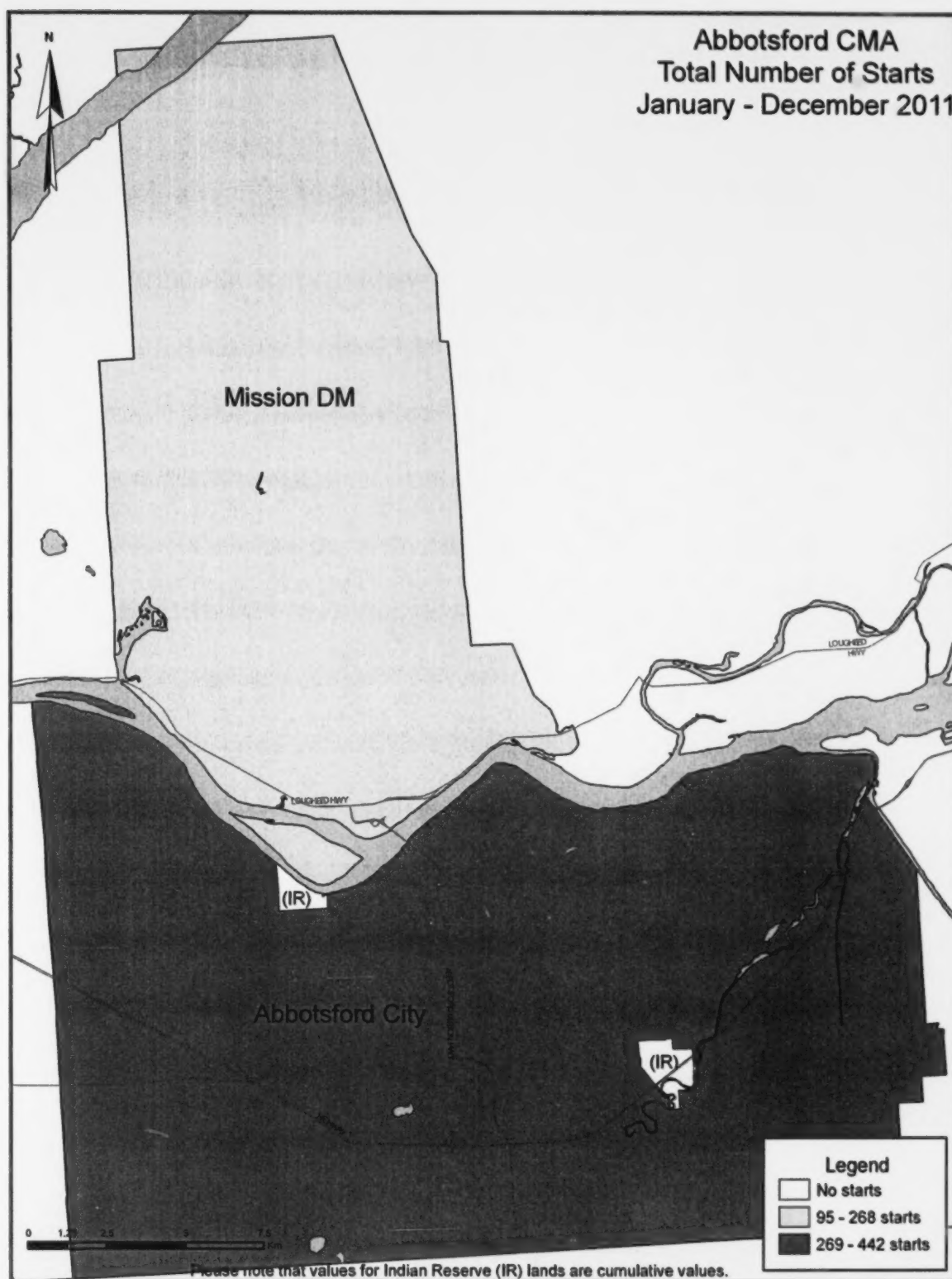












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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2011	280	20	198	2	169	495	31	4	1,199
December 2010	219	14	100	0	271	1,084	19	8	1,715
% Change	27.9	42.9	98.0	n/a	-37.6	-54.3	63.2	-50.0	-30.1
Year-to-date 2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
Year-to-date 2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
UNDER CONSTRUCTION									
December 2011	3,135	244	2,107	34	2,493	10,852	288	1,496	20,649
December 2010	3,128	192	1,075	30	1,866	8,646	168	784	15,889
% Change	0.2	27.1	96.0	13.3	33.6	25.5	71.4	90.8	30.0
COMPLETIONS									
December 2011	190	14	120	1	168	974	24	52	1,543
December 2010	303	18	72	10	171	382	9	96	1,061
% Change	-37.3	-22.2	66.7	-90.0	-1.8	155.0	166.7	-45.8	45.4
Year-to-date 2011	3,317	204	1,205	39	2,435	4,635	201	883	12,919
Year-to-date 2010	3,855	260	849	36	2,556	8,124	49	745	16,474
% Change	-14.0	-21.5	41.9	8.3	-4.7	-42.9	**	18.5	-21.6
COMPLETED & NOT ABSORBED									
December 2011	716	87	272	0	563	1,506	27	190	3,361
December 2010	750	94	138	6	410	2,042	1	151	3,592
% Change	-4.5	-7.4	97.1	-100.0	37.3	-26.2	**	25.8	-6.4
ABSORBED									
December 2011	203	20	103	2	151	878	17	7	1,381
December 2010	270	7	52	6	138	440	9	25	947
% Change	-24.8	185.7	98.1	-66.7	9.4	99.5	88.9	-72.0	45.8
Year-to-date 2011	3,350	211	1,071	45	2,281	5,172	175	484	12,789
Year-to-date 2010	3,663	231	794	33	2,414	6,793	43	288	14,259
% Change	-8.5	-8.7	34.9	36.4	-5.5	-23.9	**	68.1	-10.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
December 2011	30	6	0	0	0	0	0	0	36
December 2010	9	4	0	0	21	239	0	0	273
Delta									
December 2011	8	2	0	0	0	0	0	0	10
December 2010	9	0	0	0	0	32	0	2	43
Langley									
December 2011	13	0	28	2	16	126	1	0	186
December 2010	8	0	14	0	16	108	4	0	150
Maple Ridge / Pitt Meadows									
December 2011	9	0	0	0	10	0	0	0	19
December 2010	10	0	0	0	29	0	0	0	39
New Westminster									
December 2011	5	0	0	0	14	29	0	0	48
December 2010	2	0	0	0	7	0	0	0	9
North Vancouver									
December 2011	10	2	4	0	0	0	0	0	16
December 2010	4	0	18	0	9	0	0	0	31
Richmond									
December 2011	29	0	26	0	12	212	2	0	281
December 2010	28	0	18	0	20	107	0	0	173
Surrey									
December 2011	65	0	58	0	31	99	11	0	264
December 2010	75	0	0	0	79	103	0	2	259
Tri-Cities									
December 2011	25	4	36	0	27	0	0	0	92
December 2010	18	4	16	0	44	219	0	0	301
University Endowment Lands									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	1	0	0	0	0	0	0	0	1
Vancouver City									
December 2011	67	6	40	0	54	29	17	4	217
December 2010	36	6	30	0	43	276	15	4	410
West Vancouver									
December 2011	12	0	0	0	0	0	0	0	12
December 2010	13	0	0	0	0	0	0	0	13
White Rock									
December 2011	2	0	6	0	5	0	0	0	13
December 2010	0	0	4	0	3	0	0	0	7
Indian Reserves									
December 2011	1	0	0	0	0	0	0	0	1
December 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2011	280	20	198	2	169	495	31	4	1,199
December 2010	219	14	100	0	271	1,084	19	8	1,715

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
December 2011	331	94	0	0	188	1,871	0	64	2,548
December 2010	215	50	0	0	104	1,308	0	0	1,677
Delta									
December 2011	58	16	30	0	66	103	2	0	275
December 2010	86	2	2	0	80	111	3	2	286
Langley									
December 2011	162	2	232	24	216	468	1	0	1,105
December 2010	153	2	119	0	267	275	4	0	820
Maple Ridge / Pitt Meadows									
December 2011	150	0	0	0	199	35	5	117	506
December 2010	132	0	0	0	118	0	0	0	250
New Westminster									
December 2011	39	0	0	0	51	269	1	24	384
December 2010	46	2	0	25	17	229	0	0	319
North Vancouver									
December 2011	75	10	132	6	107	475	2	222	1,029
December 2010	90	4	56	0	27	348	0	52	577
Richmond									
December 2011	397	8	342	2	214	1,539	5	227	2,734
December 2010	301	4	270	0	157	498	5	87	1,322
Surrey									
December 2011	686	10	358	0	789	1,102	51	42	3,038
December 2010	1,094	10	0	5	726	1,186	0	66	3,087
Tri-Cities									
December 2011	226	12	314	0	255	1,173	0	30	2,010
December 2010	105	38	209	0	200	798	0	50	1,400
University Endowment Lands									
December 2011	5	0	0	0	16	172	0	107	300
December 2010	5	0	0	0	7	230	0	0	242
Vancouver City									
December 2011	731	84	653	2	377	3,533	220	663	6,263
December 2010	651	66	375	0	154	3,654	156	525	5,581
West Vancouver									
December 2011	192	8	0	0	5	0	0	0	205
December 2010	163	14	0	0	0	0	0	0	177
White Rock									
December 2011	20	0	44	0	10	9	0	0	83
December 2010	14	0	42	0	9	9	0	0	74
Indian Reserves									
December 2011	1	0	0	0	0	103	0	0	104
December 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2011	3,135	244	2,107	34	2,493	10,852	288	1,496	20,649
December 2010	3,128	192	1,075	30	1,866	8,646	168	784	15,889

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
December 2011	9	6	0	0	0	0	0	0	15
December 2010	9	8	0	0	0	0	0	0	17
Delta									
December 2011	7	0	2	0	0	0	0	0	9
December 2010	11	0	0	0	0	0	0	2	13
Langley									
December 2011	20	0	40	0	25	0	0	0	85
December 2010	19	0	14	0	37	0	6	0	76
Maple Ridge / Pitt Meadows									
December 2011	15	0	0	0	0	0	0	0	15
December 2010	26	0	0	0	0	0	0	0	26
New Westminster									
December 2011	10	0	0	0	6	0	0	0	16
December 2010	14	2	0	8	0	0	0	0	24
North Vancouver									
December 2011	6	2	2	0	0	60	1	0	71
December 2010	3	8	0	0	0	0	0	0	11
Richmond									
December 2011	10	0	12	1	59	0	0	0	82
December 2010	36	0	44	1	6	0	0	2	89
Surrey									
December 2011	77	0	24	0	78	896	8	0	1,083
December 2010	126	0	4	0	116	0	0	12	258
Tri-Cities									
December 2011	2	2	10	0	0	18	0	0	32
December 2010	1	0	0	0	0	75	0	0	76
University Endowment Lands									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	0	0	0	0	0	0	0	0	0
Vancouver City									
December 2011	19	4	22	0	0	0	15	52	112
December 2010	48	0	2	1	12	286	3	80	432
West Vancouver									
December 2011	8	0	0	0	0	0	0	0	8
December 2010	4	0	0	0	0	0	0	0	4
White Rock									
December 2011	1	0	8	0	0	0	0	0	9
December 2010	0	0	8	0	0	21	0	0	29
Indian Reserves									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2011	190	14	120	1	168	974	24	52	1,543
December 2010	303	18	72	10	171	382	9	96	1,061

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
December 2011	74	38	0	0	23	72	0	0	207
December 2010	65	37	0	0	11	57	0	0	170
Delta									
December 2011	8	2	0	0	6	19	0	0	35
December 2010	30	0	0	0	17	0	0	2	49
Langley									
December 2011	36	0	135	0	91	163	0	0	425
December 2010	31	2	42	1	36	51	0	0	163
Maple Ridge / Pitt Meadows									
December 2011	89	0	0	0	13	31	0	0	133
December 2010	77	0	0	0	38	103	0	0	218
New Westminster									
December 2011	16	2	0	0	4	91	0	0	113
December 2010	20	0	0	4	0	244	0	0	268
North Vancouver									
December 2011	10	6	12	0	17	154	0	0	199
December 2010	15	14	6	0	23	82	0	0	140
Richmond									
December 2011	40	3	24	0	68	10	2	0	147
December 2010	27	1	36	1	23	33	0	2	123
Surrey									
December 2011	242	0	16	0	225	491	18	17	1,009
December 2010	324	1	4	0	171	538	0	34	1,072
Tri-Cities									
December 2011	20	3	33	0	33	48	0	18	155
December 2010	18	1	29	0	20	132	0	0	200
University Endowment Lands									
December 2011	1	0	0	0	2	22	0	98	123
December 2010	0	0	0	0	2	41	0	113	156
Vancouver City									
December 2011	162	33	44	0	79	392	7	55	772
December 2010	114	38	6	0	69	727	1	0	955
West Vancouver									
December 2011	9	0	0	0	0	3	0	0	12
December 2010	18	0	0	0	0	9	0	0	27
White Rock									
December 2011	1	0	8	0	0	10	0	0	19
December 2010	3	0	15	0	0	25	0	0	43
Indian Reserves									
December 2011	0	0	0	0	2	0	0	0	2
December 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2011	716	87	272	0	563	1,506	27	190	3,361
December 2010	750	94	138	6	410	2,042	1	151	3,592

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
 Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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December 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
December 2011	18	5	0	0	2	3	0	0	28
December 2010	8	1	0	0	6	9	0	0	24
Delta									
December 2011	5	0	2	0	1	11	0	0	19
December 2010	5	1	0	0	1	0	0	1	8
Langley									
December 2011	15	0	35	0	21	2	0	0	73
December 2010	16	0	10	0	31	2	6	0	65
Maple Ridge / Pitt Meadows									
December 2011	6	0	0	0	0	1	0	0	7
December 2010	19	0	0	0	1	7	0	0	27
New Westminster									
December 2011	11	0	0	0	2	4	0	0	17
December 2010	11	2	0	5	0	27	0	0	45
Norfolk Vancouver									
December 2011	4	0	2	0	0	36	1	0	43
December 2010	6	0	0	0	0	0	0	0	6
Richmond									
December 2011	11	2	6	1	48	0	0	0	68
December 2010	27	0	30	0	3	2	0	1	63
Surrey									
December 2011	89	0	16	1	76	802	1	4	989
December 2010	114	0	4	0	85	19	0	13	235
Ty-Cities									
December 2011	2	7	24	0	1	4	0	0	38
December 2010	1	0	2	0	2	31	0	0	36
University Endowment Lands									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	0	0	0	0	0	9	0	10	19
Vancouver City									
December 2011	26	6	12	0	0	13	15	3	75
December 2010	53	3	2	1	9	327	3	0	398
West Vancouver									
December 2011	9	0	0	0	0	0	0	0	9
December 2010	4	0	0	0	0	0	0	0	4
White Rock									
December 2011	1	0	6	0	0	2	0	0	9
December 2010	0	0	4	0	0	7	0	0	11
Indian Reserves									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	0	0	0	0	0	0	0	0	0
Vancouver CHA									
December 2011	203	20	103	2	151	878	17	7	1,381
December 2010	270	7	52	6	138	440	9	25	947

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Vancouver CMA
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
December 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	% Change
Anmore	0	1	0	0	0	0	0	0	0	1	-100.0
Belcarra	2	1	0	0	0	0	0	0	2	1	100.0
Bowen Island	2	4	0	0	0	0	0	0	2	4	-50.0
Burnaby - Mountain	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - North	8	0	2	0	0	0	0	178	10	178	-94.4
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	3	3	4	4	0	0	0	0	7	7	0.0
Burnaby - Central Park	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - Remainder	12	6	0	0	0	21	0	61	12	88	-86.4
Burnaby Total	30	9	6	4	0	21	0	239	36	273	-86.8
Coquitlam	25	17	4	4	17	44	36	12	82	77	6.5
Delta - Tsawwassen	0	2	0	0	0	0	0	32	0	34	-100.0
Delta - Ladner	4	4	2	0	0	0	0	2	6	6	0.0
Delta - North	0	3	0	0	0	0	0	0	0	3	-100.0
Delta	8	9	2	0	0	0	0	34	10	43	-76.7
Langley City	0	1	0	0	0	0	51	0	51	1	n/a
Langley District	16	11	0	0	22	16	97	122	135	149	-9.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	9	10	0	0	10	29	0	0	19	39	-51.3
New Westminster	5	2	0	4	14	3	29	0	48	9	n/a
North Vancouver City	0	0	2	0	0	9	4	6	6	15	-60.0
North Vancouver DM	10	4	0	0	0	0	0	12	10	16	-37.5
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	1	0	0	0	0	0	223	0	224	-100.0
Port Moody	0	0	0	0	10	0	0	0	10	0	n/a
Richmond	31	28	0	0	12	20	238	125	281	173	62.4
Surrey - South	19	12	6	2	0	71	107	0	132	85	55.3
Surrey - Cloverdale	17	17	0	0	8	0	4	103	29	120	-75.8
Surrey - North	39	36	0	0	6	6	40	2	85	44	93.2
Surrey - Guildford	0	0	0	0	7	0	0	0	7	0	n/a
Surrey - Whalley	1	10	0	0	4	0	6	0	11	10	10.0
Surrey Total	76	75	6	2	25	77	157	105	264	259	1.9
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - Kitsilano	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - False Creek	0	0	0	0	0	0	11	0	11	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	11	2	0	0	0	0	4	2	15	4	n/a
Vancouver - Marpole	11	4	2	2	0	0	2	0	15	6	150.0
Vancouver - Eastside	31	20	4	0	50	32	43	266	128	318	-59.7
Vancouver - Mt. Pleasant	0	0	2	4	0	0	0	0	2	4	-50.0
Vancouver - Scrath/Grand	1	0	2	0	0	0	0	0	3	0	n/a
Vancouver - Westside	29	22	0	0	0	11	13	42	42	75	-44.0
Vancouver Total	84	51	10	6	50	43	73	310	217	410	-47.1
West Vancouver	12	13	0	0	0	0	0	0	12	13	-7.7
White Rock	2	0	0	0	5	3	6	4	13	7	85.7
Indian Reserves	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver CMA	313	238	30	20	165	265	691	1,192	1,199	1,715	-30.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	13	28	0	0	0	0	0	0	13	28	-53.6
Belcarra	2	1	0	0	0	0	0	0	2	1	100.0
Bowen Island	20	21	0	0	0	0	6	6	26	27	-3.7
Burnaby - Mountain	20	0	2	0	0	0	155	0	177	0	n/a
Burnaby - North	93	61	12	4	7	4	31	204	143	273	-47.6
Burnaby - Lougheed Mall	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - South & East	39	52	36	16	18	12	72	37	165	117	41.0
Burnaby - Central Park	26	32	10	12	4	26	286	149	326	219	48.9
Burnaby - Remainder	126	128	48	74	121	59	503	418	798	679	17.5
Burnaby Total	306	273	108	106	150	101	1,047	808	1,611	1,288	25.1
Coquitlam	251	164	22	38	352	179	817	750	1,442	1,131	27.5
Delta - Tsawwassen	15	17	2	0	0	0	0	87	17	104	-83.7
Delta - Ladner	31	53	4	6	0	0	40	29	75	88	-14.8
Delta - North	57	97	42	8	72	139	111	2	282	246	14.6
Delta	107	167	48	14	72	139	151	118	378	438	-13.7
Langley City	4	4	0	0	0	0	220	167	224	171	31.0
Langley District	232	228	2	2	342	381	716	296	1,292	907	42.4
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	225	284	14	4	154	134	81	21	474	443	7.0
New Westminster	59	112	2	8	41	13	266	129	368	262	40.5
North Vancouver City	20	9	28	18	21	17	412	226	481	270	78.1
North Vancouver DM	51	76	0	2	69	20	335	149	455	247	84.2
Pitt Meadows	4	14	0	0	0	0	71	0	75	14	94
Port Coquitlam	9	7	0	4	0	42	38	349	47	402	-88.3
Port Moody	11	14	0	0	15	21	0	0	26	35	-25.7
Richmond	340	302	74	50	292	224	1,930	845	2,636	1,421	85.5
Surrey - South	270	448	56	50	272	328	197	76	795	902	-11.9
Surrey - Cloverdale	215	558	32	10	253	146	93	236	593	950	-37.6
Surrey - North	510	748	2	24	374	345	634	322	1,520	1,439	5.6
Surrey - Guildford	4	13	0	0	29	26	2	0	35	39	-10.3
Surrey - Whalley	86	148	2	2	84	29	659	108	831	287	189.5
Surrey Total	1,091	1,915	94	86	1,031	874	1,591	742	3,807	3,617	5.3
University Endowment Lands	3	3	0	0	16	7	351	230	370	240	54.2
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	2	0	0	0	0	668	683	668	685	-2.5
Vancouver - Kitsilano	8	6	10	8	19	24	483	2	520	40	94
Vancouver - False Creek	2	2	2	2	6	0	291	124	301	128	135.2
Vancouver - Granville/Oak	8	7	0	2	8	0	11	51	27	60	-55.0
Vancouver - Kerrisdale	42	45	0	0	4	0	22	16	68	61	11.5
Vancouver - Marpole	61	58	8	8	0	0	21	32	90	98	-8.2
Vancouver - Eastside	369	394	52	32	116	71	758	913	1,295	1,410	-8.2
Vancouver - Mt. Pleasant	4	2	26	18	35	3	247	772	312	795	-60.8
Vancouver - Strath/Grand	3	5	6	8	5	0	23	257	37	270	-86.3
Vancouver - Westside	303	278	4	2	73	65	120	183	500	528	-5.3
Vancouver Total	800	799	108	80	266	163	2,656	3,033	3,830	4,075	-6.0
West Vancouver	119	102	2	2	5	0	0	0	126	104	21.2
White Rock	17	8	0	0	10	9	52	77	79	94	-16.0
Indian Reserves	1	0	0	0	0	0	103	0	104	0	n/a
Vancouver CMA	3,686	4,533	502	414	2,836	2,324	10,843	7,946	17,867	15,217	17.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
 Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	178	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	21	0	0	0	61	0	0
Burnaby Total	0	21	0	0	0	239	0	0
Coquitlam	17	44	0	0	36	12	0	0
Delta - Tsawwassen	0	0	0	0	0	32	0	0
Delta - Ladner	0	0	0	0	0	0	0	2
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	32	0	2
Langley City	0	0	0	0	51	0	0	0
Langley District	22	16	0	0	97	122	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	29	0	0	0	0	0	0
New Westminster	14	3	0	0	29	0	0	0
North Vancouver City	0	9	0	0	4	6	0	0
North Vancouver DM	0	0	0	0	0	12	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	223	0	0
Port Moody	10	0	0	0	0	0	0	0
Richmond	12	20	0	0	238	125	0	0
Surrey - South	0	71	0	0	107	0	0	0
Surrey - Cloverdale	8	0	0	0	4	103	0	0
Surrey - North	6	6	0	0	40	0	0	2
Surrey - Guildford	7	0	0	0	0	0	0	0
Surrey - Whalley	4	0	0	0	6	0	0	0
Surrey Total	25	77	0	0	157	103	0	2
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	11	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	4	2	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	50	32	0	0	40	262	3	4
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	11	0	0	12	42	1	0
Vancouver Total	50	43	0	0	69	306	4	4
West Vancouver	0	0	0	0	0	0	0	0
White Rock	5	3	0	0	6	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	165	265	0	0	581	1,184	4	6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	6	4	0	2
Burnaby - Mountain	0	0	0	0	155	0	0	0
Burnaby - North	7	4	0	0	31	204	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	18	12	0	0	72	37	0	0
Burnaby - Central Park	4	26	0	0	286	149	0	0
Burnaby - Remainder	121	59	0	0	439	348	64	70
Burnaby Total	150	101	0	0	983	738	64	70
Coquitlam	352	179	0	0	785	700	32	50
Delta - Tsawwassen	0	0	0	0	0	87	0	0
Delta - Ladner	0	0	0	0	40	24	0	5
Delta - North	72	139	0	0	111	2	0	0
Delta	72	139	0	0	151	113	0	5
Langley City	0	0	0	0	220	167	0	0
Langley District	342	381	0	0	716	296	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	154	134	0	0	35	21	46	0
New Westminster	41	13	0	0	242	129	24	0
North Vancouver City	21	17	0	0	336	174	76	52
North Vancouver DM	69	20	0	0	189	149	146	0
Pitt Meadows	0	0	0	0	0	0	71	0
Port Coquitlam	0	42	0	0	38	349	0	0
Port Moody	15	21	0	0	0	0	0	0
Richmond	292	224	0	0	1,706	758	224	87
Surrey - South	272	328	0	0	197	62	0	14
Surrey - Cloverdale	253	146	0	0	93	123	0	113
Surrey - North	374	345	0	0	598	285	36	37
Surrey - Guildford	29	26	0	0	2	0	0	0
Surrey - Whalley	84	29	0	0	659	108	0	0
Surrey Total	1,031	874	0	0	1,555	578	36	164
University Endowment Lands	16	7	0	0	172	230	179	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	410	479	258	204
Vancouver - Kitsilano	19	24	0	0	391	2	92	0
Vancouver - False Creek	6	0	0	0	144	124	147	0
Vancouver - Granville/Oak	8	0	0	0	11	51	0	0
Vancouver - Kerrisdale	4	0	0	0	22	16	0	0
Vancouver - Marpole	0	0	0	0	20	32	1	0
Vancouver - Eastside	116	71	0	0	715	880	43	33
Vancouver - Mt. Pleasant	35	3	0	0	247	772	0	0
Vancouver - Strath/Grand	5	0	0	0	23	128	0	129
Vancouver - Westside	73	65	0	0	118	132	2	51
Vancouver Total	266	163	0	0	2,113	2,616	543	417
West Vancouver	5	0	0	0	0	0	0	0
White Rock	10	9	0	0	52	77	0	0
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	2,836	2,324	0	0	9,402	7,099	1,441	647

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
 Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Anmore	0	1	0	0	0	0	0	1
Belcarra	2	1	0	0	0	0	2	1
Bowen Island	2	4	0	0	0	0	2	4
Burnaby - Mountain	3	0	0	0	0	0	3	0
Burnaby - North	10	0	0	178	0	0	10	178
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	7	7	0	0	0	0	7	7
Burnaby - Central Park	3	0	0	0	0	0	3	0
Burnaby - Remainder	12	6	0	82	0	0	12	88
Burnaby Total	36	13	0	260	0	0	36	273
Coquitlam	65	33	17	44	0	0	82	77
Delta - Tsawwassen	0	2	0	32	0	0	0	34
Delta - Ladner	6	4	0	0	0	2	6	6
Delta - North	0	3	0	0	0	0	0	3
Delta	10	9	0	32	0	2	10	43
Langley City	0	1	51	0	0	0	51	1
Langley District	41	21	93	124	1	4	135	149
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	10	10	29	0	0	19	39
New Westminster	5	2	43	7	0	0	48	9
North Vancouver City	6	6	0	9	0	0	6	15
North Vancouver DM	10	16	0	0	0	0	10	16
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	5	0	219	0	0	0	224
Port Moody	0	0	10	0	0	0	10	0
Richmond	55	46	224	127	2	0	281	173
Surrey - South	27	12	105	73	0	0	132	85
Surrey - Cloverdale	14	17	8	103	7	0	29	120
Surrey - North	75	36	6	6	4	2	85	44
Surrey - Guildford	0	0	7	0	0	0	7	0
Surrey - Whalley	7	10	4	0	0	0	11	10
Surrey Total	123	75	130	182	11	2	264	259
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	2	0	0	0	0	0	2
Vancouver - Kitsilano	1	1	0	0	0	0	1	1
Vancouver - False Creek	0	0	11	0	0	0	11	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	15	4	0	0	0	0	15	4
Vancouver - Marpole	12	4	2	0	1	2	15	6
Vancouver - Eastside	48	30	68	276	12	12	128	318
Vancouver - Mt. Pleasant	0	4	2	0	0	0	2	4
Vancouver - Strath/Grand	3	0	0	0	0	0	3	0
Vancouver - Westside	34	27	0	43	8	5	42	75
Vancouver Total	113	72	83	319	21	19	217	410
West Vancouver	12	13	0	0	0	0	12	13
White Rock	8	4	5	3	0	0	13	7
Indian Reserves	1	0	0	0	0	0	1	0
Vancouver CMA	498	333	666	1,355	35	27	1,199	1,715

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - December 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	12	28	0	0	1	0	13	28
Belcarra	2	1	0	0	0	0	2	1
Bowen Island	26	25	0	0	0	2	26	27
Burnaby - Mountain	22	0	155	0	0	0	177	0
Burnaby - North	105	65	38	208	0	0	143	273
Burnaby - Lougheed Mall	2	0	0	0	0	0	2	0
Burnaby - South & East	71	68	94	49	0	0	165	117
Burnaby - Central Park	36	44	290	175	0	0	326	219
Burnaby - Remainder	170	202	564	407	64	70	798	679
Burnaby Total	406	379	1,141	839	64	70	1,611	1,288
Coquitlam	577	376	833	705	32	50	1,442	1,131
Delta - Tsawwassen	17	17	0	87	0	0	17	104
Delta - Ladner	43	52	30	28	2	8	75	88
Delta - North	109	100	173	145	0	1	282	246
Delta	173	169	203	260	2	9	378	438
Langley City	4	4	220	167	0	0	224	171
Langley District	603	403	675	484	14	20	1,292	907
Lion's Bay	1	2	0	0	0	0	1	2
Maple Ridge	221	283	201	159	52	1	474	443
New Westminster	58	85	285	177	25	0	368	262
North Vancouver City	92	63	309	155	80	52	481	270
North Vancouver DM	111	96	198	151	146	0	455	247
Pitt Meadows	4	14	0	0	71	0	75	14
Port Coquitlam	37	51	10	351	0	0	47	402
Port Moody	11	14	15	21	0	0	26	35
Richmond	605	559	1,799	770	232	92	2,636	1,421
Surrey - South	328	443	467	445	0	14	795	902
Surrey - Cloverdale	210	578	329	259	54	113	593	950
Surrey - North	748	750	712	652	60	37	1,520	1,439
Surrey - Guildford	6	13	29	26	0	0	35	39
Surrey - Whalley	130	150	701	137	0	0	831	287
Surrey Total	1,434	1,934	2,259	1,519	114	164	3,807	3,617
University Endowment Lands	3	3	188	237	179	0	370	240
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	2	410	479	258	204	668	685
Vancouver - Kitsilano	20	16	408	24	92	0	520	40
Vancouver - False Creek	2	4	152	124	147	0	301	128
Vancouver - Granville/Oak	10	7	17	49	0	4	27	60
Vancouver - Kerrisdale	60	57	4	0	4	4	68	61
Vancouver - Marpole	76	86	2	0	12	12	90	98
Vancouver - Eastside	685	581	442	706	168	123	1,295	1,410
Vancouver - Mt. Pleasant	28	19	284	775	0	1	312	795
Vancouver - Strath/Grand	10	141	27	0	0	129	37	270
Vancouver - Westside	362	294	76	117	62	117	500	528
Vancouver Total	1,265	1,207	1,822	2,274	743	594	3,830	4,075
West Vancouver	121	104	5	0	0	0	126	104
White Rock	69	64	10	30	0	0	79	94
Indian Reserves	1	0	103	0	0	0	104	0
Vancouver CMA	5,836	5,864	10,276	8,299	1,755	1,054	17,867	15,217

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
 Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	% Change
Anmore	0	6	0	0	0	0	0	0	0	6	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	5	0	0	0	0	0	0	0	5	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	1	5	0	2	0	0	0	0	1	7	-85.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	0	4	0	0	0	0	0	7	0	n/a
Burnaby - Central Park	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Remainder	4	4	2	6	0	0	0	0	6	10	-40.0
Burnaby Total	9	9	6	8	0	0	0	0	15	17	-11.8
Coquitlam	2	0	2	0	0	0	10	75	14	75	-81.3
Delta - Tsawwassen	1	4	0	0	0	0	0	0	1	4	-75.0
Delta - Ladner	6	7	0	0	0	0	2	2	8	9	-11.1
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	7	11	0	0	0	0	2	2	9	13	-30.8
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	20	25	0	0	25	37	40	14	85	76	11.8
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	15	23	0	0	0	0	0	0	15	23	-34.8
New Westminster	10	22	6	2	0	0	0	0	16	24	-33.3
North Vancouver City	1	0	2	8	0	0	62	0	65	8	**
North Vancouver DM	6	3	0	0	0	0	0	0	6	3	100.0
Pitt Meadows	0	3	0	0	0	0	0	0	0	3	-100.0
Port Coquitlam	0	0	0	0	0	0	18	0	18	0	n/a
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	11	37	6	6	53	0	12	46	82	89	-7.9
Surrey - South	26	19	10	16	25	13	10	0	71	48	47.9
Surrey - Cloverdale	24	33	6	2	17	59	0	11	47	105	-55.2
Surrey - North	32	56	0	0	20	26	119	5	171	87	96.6
Surrey - Guildford	0	2	0	0	0	0	0	0	0	2	-100.0
Surrey - Whalley	3	16	0	0	0	0	791	0	794	16	**
Surrey Total	85	126	16	18	62	98	920	16	1,083	258	**
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	244	0	244	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Marpole	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Eastside	24	36	0	0	0	8	14	42	38	86	-55.8
Vancouver - Mt. Pleasant	0	0	2	0	0	4	0	0	2	4	-50.0
Vancouver - Strath/Grand	0	0	2	0	0	0	0	80	2	80	-97.5
Vancouver - Westside	8	14	0	0	0	0	60	2	68	16	**
Vancouver Total	34	52	4	0	0	12	74	368	112	432	-74.1
West Vancouver	8	4	0	0	0	0	0	0	8	4	100.0
White Rock	1	0	0	0	0	0	8	29	9	29	-69.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	215	322	42	42	140	147	1,146	550	1,543	1,061	45.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	19	20	0	0	0	0	0	0	19	20	-5.0
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	23	17	0	0	0	0	8	4	31	21	47.6
Burnaby - Mountain	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - North	44	54	2	8	15	37	0	248	61	347	-82.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	21	31	8	16	12	4	0	71	41	122	-66.4
Burnaby - Central Park	31	8	8	22	0	0	26	130	65	160	-59.4
Burnaby - Remainder	94	79	38	64	47	18	394	172	573	333	72.1
Burnaby Total	190	175	56	110	74	59	420	621	740	965	-23.3
Coquitlam	128	192	46	12	254	145	334	808	762	1,157	-34.1
Delta - Tsawwassen	9	21	0	0	0	0	87	0	96	21	**
Delta - Ladner	33	65	0	8	0	3	30	8	63	84	-25.0
Delta - North	93	74	20	0	96	106	20	52	229	232	-1.3
Delta	135	160	20	8	96	109	137	60	388	337	15.1
Langley City	7	2	0	0	0	0	235	62	242	64	**
Langley District	199	218	2	12	391	244	396	308	988	782	26.3
Lion's Bay	3	1	0	0	0	0	0	0	3	1	200.0
Maple Ridge	197	317	6	26	81	120	0	23	284	486	-41.6
New Westminster	90	84	8	2	3	0	202	592	303	678	-55.3
North Vancouver City	17	9	8	32	20	35	225	488	270	564	-52.1
North Vancouver DM	61	64	0	40	4	79	149	47	214	230	-7.0
Pitt Meadows	9	16	0	0	0	0	0	144	9	160	-94.4
Port Coquitlam	9	4	4	2	35	60	56	92	104	158	-34.2
Port Moody	13	7	0	0	26	0	0	0	39	7	**
Richmond	241	159	32	66	273	306	489	1,078	1,035	1,609	-35.7
Surrey - South	344	412	72	106	405	399	18	478	839	1,395	-39.9
Surrey - Cloverdale	342	654	24	8	129	212	50	628	545	1,502	-63.7
Surrey - North	625	761	26	12	299	302	367	166	1,317	1,241	6.1
Surrey - Guildford	6	10	0	0	48	0	0	64	54	74	-27.0
Surrey - Whalley	137	102	2	0	57	35	905	568	1,101	705	56.2
Surrey Total	1,454	1,939	124	126	938	948	1,340	1,904	3,856	4,917	-21.6
University Endowment Lands	3	7	0	4	7	0	302	271	312	282	10.6
Vancouver - West End	0	0	0	0	0	0	256	319	256	319	-19.7
Vancouver - Downtown	1	0	0	0	0	9	1,078	948	1,079	957	12.7
Vancouver - Kitsilano	6	3	8	4	14	0	3	251	31	258	-88.0
Vancouver - False Creek	1	0	0	0	0	56	154	1,059	155	1,115	-86.1
Vancouver - Granville/Oak	8	6	2	0	0	0	2	21	12	27	-55.6
Vancouver - Kerrisdale	51	21	0	0	0	0	8	35	59	56	5.4
Vancouver - Marpole	46	31	2	10	0	0	22	8	70	49	42.9
Vancouver - Eastside	335	271	24	52	54	30	542	204	955	557	71.5
Vancouver - Mt. Pleasant	3	2	24	14	0	34	182	6	209	56	**
Vancouver - Strath/Grand	1	1	8	4	0	10	0	220	9	235	-96.2
Vancouver - Westside	203	124	2	8	0	48	112	18	317	198	60.1
Vancouver Total	655	459	70	92	68	187	2,361	3,089	3,154	3,827	-17.6
West Vancouver	90	70	8	0	0	0	0	8	98	78	25.6
White Rock	11	13	0	0	9	0	48	116	68	129	-47.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	3,554	3,935	384	532	2,279	2,292	6,702	9,715	12,919	16,474	-21.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	0	0	0
Coquitlam	0	0	0	0	10	75	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	2	0	0	2
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	2	0	0	2
Langley City	0	0	0	0	0	0	0	0
Langley District	25	37	0	0	40	14	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	62	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	18	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	53	0	0	0	12	44	0	2
Surrey - South	25	13	0	0	10	0	0	0
Surrey - Cloverdale	17	59	0	0	0	2	0	9
Surrey - North	20	26	0	0	119	2	0	3
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	791	0	0	0
Surrey Total	62	98	0	0	920	4	0	12
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	244	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	8	0	0	14	42	0	0
Vancouver - Mt. Pleasant	0	4	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	80
Vancouver - Westside	0	0	0	0	8	2	52	0
Vancouver Total	0	12	0	0	22	288	52	80
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	8	29	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	140	147	0	0	1,094	454	52	96

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	6	4	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	37	0	0	0	248	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	4	0	0	0	71	0	0
Burnaby - Central Park	0	0	0	0	26	130	0	0
Burnaby - Remainder	47	13	0	5	394	102	0	70
Burnaby Total	74	54	0	5	420	551	0	70
Coquitlam	254	145	0	0	282	808	52	0
Delta - Tsawwassen	0	0	0	0	87	0	0	0
Delta - Ladner	0	3	0	0	28	0	2	8
Delta - North	96	106	0	0	20	51	0	1
Delta	96	109	0	0	135	51	2	9
Langley City	0	0	0	0	173	62	62	0
Langley District	391	244	0	0	396	308	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	81	120	0	0	0	21	0	2
New Westminster	3	0	0	0	73	592	129	0
North Vancouver City	20	35	0	0	225	463	0	25
North Vancouver DM	4	79	0	0	149	47	0	0
Pitt Meadows	0	0	0	0	0	144	0	0
Port Coquitlam	35	60	0	0	56	92	0	0
Port Moody	26	0	0	0	0	0	0	0
Richmond	273	306	0	0	486	1,072	3	6
Surrey - South	405	399	0	0	18	458	0	20
Surrey - Cloverdale	129	212	0	0	8	456	42	172
Surrey - North	299	302	0	0	350	121	17	45
Surrey - Guildford	48	0	0	0	0	64	0	0
Surrey - Whalley	57	35	0	0	905	568	0	0
Surrey Total	938	948	0	0	1,281	1,667	59	237
University Endowment Lands	7	0	0	0	230	137	72	134
Vancouver - West End	0	0	0	0	256	319	0	0
Vancouver - Downtown	0	9	0	0	769	948	309	0
Vancouver - Kitsilano	14	0	0	0	3	251	0	0
Vancouver - False Creek	0	56	0	0	105	877	49	182
Vancouver - Granville/Oak	0	0	0	0	2	21	0	0
Vancouver - Kerrisdale	0	0	0	0	8	35	0	0
Vancouver - Marpole	0	0	0	0	22	8	0	0
Vancouver - Eastside	51	30	3	0	450	204	92	0
Vancouver - Mt. Pleasant	0	34	0	0	182	6	0	0
Vancouver - Strath/Grand	0	10	0	0	0	140	0	80
Vancouver - Westside	0	48	0	0	60	18	52	0
Vancouver Total	65	187	3	0	1,859	2,827	502	262
West Vancouver	0	0	0	0	0	8	0	0
White Rock	9	0	0	0	48	116	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,276	2,287	3	5	5,819	8,970	883	745

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
- December 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Anmore	0	6	0	0	0	0	0	6
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	5	0	0	0	0	0	5	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	1	7	0	0	0	0	1	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	7	0	0	0	0	0	7	0
Burnaby - Central Park	1	0	0	0	0	0	1	0
Burnaby - Remainder	6	10	0	0	0	0	6	10
Burnaby Total	15	17	0	0	0	0	15	17
Coquitlam	14	0	0	75	0	0	14	75
Delta - Tsawwassen	1	4	0	0	0	0	1	4
Delta - Ladner	8	7	0	0	0	2	8	9
Delta - North	0	0	0	0	0	0	0	0
Delta	9	11	0	0	0	2	9	13
Langley City	0	0	0	0	0	0	0	0
Langley District	60	33	25	37	0	6	85	76
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	15	23	0	0	0	0	15	23
New Westminster	10	16	6	8	0	0	16	24
North Vancouver City	4	8	60	0	1	0	65	8
North Vancouver DM	6	3	0	0	0	0	6	3
Pitt Meadows	0	3	0	0	0	0	0	3
Port Coquitlam	0	0	18	0	0	0	18	0
Port Moody	0	1	0	0	0	0	0	1
Richmond	22	80	60	7	0	2	82	89
Surrey - South	36	19	35	29	0	0	71	48
Surrey - Cloverdale	17	35	23	61	7	9	47	105
Surrey - North	43	58	127	26	1	3	171	87
Surrey - Guildford	0	2	0	0	0	0	0	2
Surrey - Whalley	5	16	789	0	0	0	794	16
Surrey Total	101	130	974	116	8	12	1,083	258
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	244	0	0	0	244
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	1	0	0	0	0	0	1	0
Vancouver - Marpole	0	0	0	0	0	1	0	1
Vancouver - Eastside	28	35	0	51	10	0	38	86
Vancouver - Mt. Pleasant	2	0	0	4	0	0	2	4
Vancouver - Strath/Grand	2	0	0	0	0	80	2	80
Vancouver - Westside	11	14	0	0	57	2	68	16
Vancouver Total	45	50	0	299	67	83	112	432
West Vancouver	8	4	0	0	0	0	8	4
White Rock	9	8	0	21	0	0	9	29
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	324	393	1,143	563	76	105	1,543	1,061

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
 Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 2011**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2011	1	5.3	0	0.0	1	5.3	0	0.0	17	89.5	19	1,450,000	1,441,158
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	5.0	19	95.0	20	1,544,000	1,684,645
Belcarra													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Bowen Island													
December 2011	0	0.0	2	40.0	0	0.0	2	40.0	1	20.0	5	--	--
December 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	1	4.5	7	31.8	1	4.5	4	18.2	9	40.9	22	827,500	910,136
Year-to-date 2010	0	0.0	2	12.5	2	12.5	7	43.8	5	31.3	16	800,000	850,000
Burnaby													
December 2011	0	0.0	0	0.0	0	0.0	9	50.0	9	50.0	18	1,008,450	1,061,239
December 2010	0	0.0	0	0.0	1	12.5	4	50.0	3	37.5	8	--	--
Year-to-date 2011	0	0.0	0	0.0	21	11.6	70	38.7	90	49.7	181	998,900	1,052,045
Year-to-date 2010	1	0.6	1	0.6	43	26.9	63	39.4	52	32.5	160	893,950	961,240
Coquitlam													
December 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	6	4.7	71	55.5	26	20.3	25	19.5	128	769,500	834,632
Year-to-date 2010	0	0.0	31	16.8	104	56.2	34	18.4	16	8.6	185	689,900	763,695
Delta													
December 2011	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	--	--
December 2010	0	0.0	1	20.0	1	20.0	1	20.0	2	40.0	5	--	--
Year-to-date 2011	1	0.6	7	4.5	66	42.9	66	42.9	14	9.1	154	800,000	839,536
Year-to-date 2010	1	0.7	24	16.4	65	44.5	36	24.7	20	13.7	146	750,000	806,658
Langley City													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	3	50.0	2	33.3	1	16.7	0	0.0	6	--	--
Year-to-date 2010	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Langley District													
December 2011	0	0.0	6	40.0	3	20.0	0	0.0	6	40.0	15	679,900	1,020,837
December 2010	1	6.3	3	18.8	4	25.0	4	25.0	4	25.0	16	826,950	876,619
Year-to-date 2011	3	1.7	77	43.0	41	22.9	20	11.2	38	21.2	179	683,633	851,145
Year-to-date 2010	3	1.5	81	41.1	51	25.9	28	14.2	34	17.3	197	699,000	805,737

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 2011**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
December 2011	0	0.0	3	50.0	1	16.7	2	33.3	0	0.0	6	--	--
December 2010	2	12.5	10	62.5	2	12.5	1	6.3	1	6.3	16	559,900	615,700
Year-to-date 2011	51	28.0	95	52.2	30	16.5	6	3.3	0	0.0	182	551,053	572,279
Year-to-date 2010	65	21.7	191	63.9	39	13.0	2	0.7	2	0.7	299	569,000	576,043
New Westminster													
December 2011	0	0.0	6	54.5	3	27.3	1	9.1	1	9.1	11	649,000	708,473
December 2010	3	18.8	11	68.8	2	12.5	0	0.0	0	0.0	16	528,900	548,600
Year-to-date 2011	22	22.4	42	42.9	20	20.4	12	12.2	2	2.0	98	581,296	627,894
Year-to-date 2010	9	13.4	37	55.2	16	23.9	4	6.0	1	1.5	67	599,000	618,618
North Vancouver City													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,288,500	1,340,617
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,050,000	1,162,955
North Vancouver DM													
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	10.4	60	89.6	67	1,560,000	1,724,279
Year-to-date 2010	1	1.6	0	0.0	1	1.6	4	6.6	55	90.2	61	1,500,000	1,611,231
Pitt Meadows													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2011	0	0.0	10	90.9	1	9.1	0	0.0	0	0.0	11	579,000	577,984
Year-to-date 2010	1	8.3	7	58.3	4	33.3	0	0.0	0	0.0	12	629,450	616,116
Port Coquitlam													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	14.3	4	57.1	2	28.6	0	0.0	7	--	--
Year-to-date 2010	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Port Moody													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	2	15.4	4	30.8	7	53.8	13	1,000,000	926,000
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Richmond													
December 2011	0	0.0	0	0.0	1	8.3	2	16.7	9	75.0	12	1,060,000	1,072,854
December 2010	0	0.0	0	0.0	0	0.0	2	7.4	25	92.6	27	1,500,000	1,569,741
Year-to-date 2011	0	0.0	0	0.0	10	4.5	25	11.4	185	84.1	220	1,488,000	1,496,822
Year-to-date 2010	0	0.0	5	2.9	12	7.1	28	16.5	125	73.5	170	1,234,000	1,329,863

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Summary													
December 2011	9	10.0	37	41.1	22	24.4	11	12.2	11	12.2	90	649,000	766,089
December 2010	5	4.4	54	47.4	39	34.2	8	7.0	8	7.0	114	639,576	685,571
Year-to-date 2011	105	7.0	596	39.5	451	29.9	248	16.4	108	7.2	1,508	679,000	731,241
Year-to-date 2010	84	4.7	976	55.0	435	24.5	212	12.0	67	3.8	1,774	610,000	677,931
University Endowment Lands													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Vancouver City													
December 2011	0	0.0	0	0.0	1	3.8	5	19.2	20	76.9	26	2,855,000	2,619,646
December 2010	0	0.0	0	0.0	1	1.9	17	31.5	36	66.7	54	1,500,000	1,748,496
Year-to-date 2011	0	0.0	2	0.4	9	1.9	166	35.3	293	62.3	470	1,131,500	1,980,906
Year-to-date 2010	1	0.2	4	0.9	13	2.9	177	39.5	253	56.5	448	1,000,000	1,618,785
West Vancouver													
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2011	1	1.1	0	0.0	0	0.0	0	0.0	86	98.9	87	3,200,000	3,309,347
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	63	100.0	63	3,240,000	3,622,913
White Rock													
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	3	23.1	1	7.7	9	69.2	13	1,450,000	1,617,587
Year-to-date 2010	0	0.0	0	0.0	2	15.4	2	15.4	9	69.2	13	1,150,000	1,349,892
Indian Reserves													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
December 2011	9	4.4	55	26.8	32	15.6	35	17.1	74	36.1	205	829,000	1,207,156
December 2010	11	4.0	81	29.5	52	18.9	37	13.5	94	34.2	275	738,000	1,077,147
Year-to-date 2011	185	5.5	846	25.0	733	21.7	658	19.5	960	28.4	3,382	798,000	1,074,379
Year-to-date 2010	166	4.5	1,363	37.2	788	21.5	600	16.4	750	20.5	3,667	699,000	925,852

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
December 2011**

Submarket	Dec 2011	Dec 2010	% Change	YTD 2011	YTD 2010	% Change
Anmore	--	--	n/a	1,441,158	1,684,645	-14.5
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	910,136	850,000	7.1
Burnaby Total	1,061,239	--	n/a	1,052,045	961,240	9.4
Coquitlam	--	--	n/a	834,632	763,695	9.3
Delta	--	--	n/a	839,536	806,658	4.1
Langley City	--	--	n/a	--	--	n/a
Langley District	1,020,837	876,619	16.5	851,145	805,737	5.6
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	--	615,700	n/a	572,279	576,043	-0.7
New Westminster	708,473	548,600	29.1	627,894	618,618	1.5
North Vancouver City	--	--	n/a	1,340,617	1,162,955	15.3
North Vancouver DM	--	--	n/a	1,724,279	1,611,231	7.0
Pitt Meadows	--	--	n/a	577,984	616,116	-6.2
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	926,000	--	n/a
Richmond	1,072,854	1,569,741	-31.7	1,496,822	1,329,863	12.6
Surrey Total	766,089	685,571	11.7	731,241	677,931	7.9
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,619,646	1,748,496	49.8	1,980,906	1,618,785	22.4
West Vancouver	--	--	n/a	3,309,347	3,622,913	-8.7
White Rock	--	--	n/a	1,617,587	1,349,892	19.8
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,207,156	1,077,147	12.1	1,074,379	925,852	16.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver
December 2011**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1,344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1,372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1,243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1,141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924
	July	911	7,075	13%	941,275	368	2,443	15%	529,253	979	6,913	14%	443,100
	August	898	6,572	14%	999,407	374	2,356	16%	551,035	936	6,493	14%	430,598
	September	870	6,489	13%	1,016,324	384	2,381	16%	534,085	972	6,531	15%	430,712
	October	979	5,829	17%	1,058,578	377	2,184	17%	519,187	988	6,062	16%	441,696
	November	1,054	5,019	21%	1,043,161	407	1,946	21%	539,429	1,054	5,419	19%	416,702
	December	772	3,912	20%	1,046,348	319	1,559	20%	526,556	812	4,397	18%	439,648
2011	January	793	4,138	19%	1,144,537	313	1,687	19%	552,550	713	4,613	15%	441,491
	February	1,406	4,769	29%	1,173,395	489	1,931	25%	573,534	1,206	5,225	23%	444,862
	March	1,799	5,365	34%	1,155,007	663	2,111	31%	573,118	1,622	5,634	29%	465,997
	April	1,408	5,944	24%	1,204,587	622	2,208	28%	573,318	1,201	6,035	20%	483,424
	May	1,575	6,129	26%	1,223,421	579	2,315	25%	555,057	1,228	6,212	20%	465,422
	June	1,473	6,253	24%	1,215,265	525	2,403	22%	554,763	1,266	6,450	20%	445,981
	July	1,101	6,396	17%	1,133,357	432	2,401	18%	569,042	1,040	6,429	16%	450,527
	August	1,029	6,222	17%	1,169,120	403	2,347	17%	561,101	955	6,201	15%	457,254
	September	966	6,885	14%	1,104,896	367	2,532	14%	573,259	922	6,668	14%	455,342
	October	977	6,494	15%	1,162,349	382	2,449	16%	571,425	958	6,434	15%	446,296
	November	917	5,741	16%	1,134,936	444	2,152	21%	565,168	1,000	5,888	17%	431,808
	December	635	4,583	14%	1,064,249	254	1,752	14%	511,948	774	4,813	16%	443,652
	Q4 2010	2,805	4,920	19%	1,049,419	1,103	1,896	20%	528,787	2,854	5,293	18%	431,883
	Q4 2011	2,529	5,606	15%	1,127,778	1,080	2,118	17%	554,865	2,732	5,712	16%	440,244
	YTD 2010	12,277	5,892	18%	995,651	5,241	2,110	21%	538,440	13,069	6,139	18%	432,424
	YTD 2011	14,079	5,743	21%	1,166,179	5,473	2,191	21%	563,531	12,885	5,884	18%	454,146

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 5: MLS® Residential Activity for Vancouver
Fourth Quarter 2011**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2010	Q1	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q2	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q3	2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
	Q4	2,950	7,059	14%	970,291	1,317	2,461	18%	552,808	3,173	6,953	15%	433,792
2011	Q1	3,998	4,757	27%	1,159,397	1,465	1,910	25%	568,862	3,541	5,157	22%	453,864
	Q2	4,456	6,109	24%	1,214,774	1,726	2,309	25%	561,548	3,695	6,232	20%	464,612
	Q3	3,096	6,501	16%	1,136,363	1,202	2,427	17%	567,667	2,917	6,433	15%	454,251
	Q4	2,529	5,606	15%	1,127,778	1,080	2,118	17%	554,865	2,732	5,712	16%	440,244
YTD 2010		12,277	5,892	18%	995,651	5,241	2,110	21%	538,448	13,067	6,137	18%	432,424
YTD 2011		14,079	5,743	21%	1,166,179	5,473	2,191	21%	563,531	12,885	5,884	18%	454,146

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Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
December 2011

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	98.2	113.1	1,209	7.9	66.6	821
	February	604	3.60	5.39	98.7	113.9	1,211	7.7	66.5	824
	March	631	3.60	5.85	99.3	113.6	1,209	7.7	66.2	825
	April	655	3.80	6.25	99.7	114.2	1,208	7.4	65.9	827
	May	639	3.70	5.99	99.9	114.6	1,209	7.5	65.8	837
	June	633	3.60	5.89	99.8	114.5	1,212	7.5	65.9	841
	July	627	3.50	5.79	99.0	115.7	1,218	7.5	66.2	845
	August	604	3.30	5.39	99.0	115.7	1,225	7.4	66.3	846
	September	604	3.30	5.39	98.6	115.6	1,229	7.4	66.4	847
	October	598	3.20	5.29	98.7	116.1	1,232	7.4	66.5	849
	November	607	3.35	5.44	98.5	116.0	1,229	7.3	66.2	842
	December	592	3.35	5.19	98.4	115.5	1,230	7.3	66.1	835
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,227	8.1	66.4	830
	March	601	3.50	5.34	98.7	117.0	1,228	8.1	66.4	832
	April	621	3.70	5.69	98.9	117.2	1,233	8.2	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,242	7.5	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,247	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	6.9	66.3	859
	August	604	3.50	5.39	98.7	117.7	1,249	7.2	66.4	863
	September	592	3.50	5.19	98.7	118.3	1,264	7.1	67.0	861
	October	598	3.50	5.29	98.6	118.5	1,272	6.9	67.2	861
	November	598	3.50	5.29	98.3	118.7	1,275	6.7	67.1	861
	December	598	3.50	5.29		117.7	1,263	6.9	66.6	867

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2011	18	0	6	0	0	0	0	0	24
December 2010	24	0	2	0	16	0	0	0	42
% Change	-25.0	n/a	200.0	n/a	-100.0	n/a	n/a	n/a	-42.9
Year-to-date 2011	234	2	68	1	135	87	10	0	537
Year-to-date 2010	347	2	84	3	75	0	5	0	516
% Change	-32.6	0.0	-19.0	-58.7	80.0	n/a	100.0	n/a	4.1
UNDER CONSTRUCTION									
December 2011	128	2	66	1	124	87	9	0	417
December 2010	172	2	68	2	88	0	4	0	336
% Change	-25.6	0.0	-2.9	-50.0	40.9	n/a	125.0	n/a	24.1
COMPLETIONS									
December 2011	35	0	4	0	6	0	2	0	47
December 2010	26	0	8	0	0	0	0	0	34
% Change	34.6	n/a	-50.0	n/a	n/a	n/a	n/a	n/a	38.2
Year-to-date 2011	278	2	70	1	99	0	6	0	456
Year-to-date 2010	341	0	82	18	31	293	2	0	767
% Change	-18.5	n/a	-14.6	-94.4	226.0	-100.0	200.0	n/a	-40.5
COMPLETED & NOT ABSORBED									
December 2011	107	0	6	0	8	2	0	0	123
December 2010	86	0	5	2	15	78	0	0	186
% Change	24.4	n/a	20.0	-100.0	-46.7	-97.4	n/a	n/a	-33.9
ABSORBED									
December 2011	20	0	2	0	9	0	2	0	33
December 2010	28	0	10	0	1	0	0	0	39
% Change	-28.6	n/a	-80.0	n/a	800.0	n/a	n/a	n/a	-15.4
Year-to-date 2011	257	2	69	3	106	76	6	0	519
Year-to-date 2010	337	0	80	18	52	289	2	0	778
% Change	-23.7	n/a	-13.8	-83.3	103.8	-73.7	100.0	n/a	-33.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
December 2011	11	0	6	0	0	0	0	0	17
December 2010	16	0	2	0	16	0	0	0	34
Mission DM									
December 2011	7	0	0	0	0	0	0	0	7
December 2010	8	0	0	0	0	0	0	0	8
Indian Reserves									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
December 2011	18	0	6	0	0	0	0	0	24
December 2010	24	0	2	0	16	0	0	0	42
UNDER CONSTRUCTION									
Abbotsford City									
December 2011	74	0	66	1	124	87	6	0	358
December 2010	123	0	68	2	88	0	4	0	285
Mission DM									
December 2011	54	2	0	0	0	0	3	0	59
December 2010	48	2	0	0	0	0	0	0	50
Indian Reserves									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
December 2011	128	2	66	1	124	87	9	0	417
December 2010	172	2	68	2	88	0	4	0	336
COMPLETIONS									
Abbotsford City									
December 2011	23	0	4	0	6	0	2	0	35
December 2010	18	0	8	0	0	0	0	0	26
Mission DM									
December 2011	12	0	0	0	0	0	0	0	12
December 2010	8	0	0	0	0	0	0	0	8
Indian Reserves									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
December 2011	35	0	4	0	6	0	2	0	47
December 2010	26	0	8	0	0	0	0	0	34

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
December 2011	71	0	6	0	8	2	0	0	87
December 2010	69	0	5	2	9	74	0	0	159
Mission DM									
December 2011	36	0	0	0	0	0	0	0	36
December 2010	17	0	0	0	6	4	0	0	27
Indian Reserves									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
December 2011	107	0	6	0	8	2	0	0	123
December 2010	86	0	5	2	15	78	0	0	186
ABSORBED									
Abbotsford City									
December 2011	12	0	2	0	9	0	2	0	25
December 2010	18	0	10	0	0	0	0	0	28
Mission DM									
December 2011	8	0	0	0	0	0	0	0	8
December 2010	10	0	0	0	1	0	0	0	11
Indian Reserves									
December 2011	0	0	0	0	0	0	0	0	0
December 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
December 2011	20	0	2	0	9	0	2	0	33
December 2010	28	0	10	0	1	0	0	0	39

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	% Change
Abbotsford City	11	16	0	0	0	16	6	2	17	34	-50.0
Mission DM	7	8	0	0	0	0	0	0	7	8	-12.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	18	24	0	0	0	16	6	2	24	42	-42.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	152	261	0	0	135	75	155	84	442	420	5.2
Mission DM	93	94	2	2	0	0	0	0	95	96	-1.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	245	355	2	2	135	75	155	84	537	516	4.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Abbotsford City	0	16	0	0	6	2	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	0	16	0	0	6	2	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	135	75	0	0	155	84	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	135	75	0	0	155	84	0	0

**Table 2.4: Starts by Submarket and by Intended Market
December 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Abbotsford City	17	18	0	16	0	0	17	34
Mission DM	7	8	0	0	0	0	7	8
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	24	26	0	16	0	0	24	42

**Table 2.5: Starts by Submarket and by Intended Market
January - December 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	212	337	223	78	7	5	442	420
Mission DM	92	96	0	0	3	0	95	96
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	304	433	223	78	10	5	537	516

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	% Change
Abbotsford City	25	18	0	0	6	0	4	8	35	26	34.6
Mission DM	12	8	0	0	0	0	0	0	12	8	50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	37	26	0	0	6	0	4	8	47	34	38.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	201	251	6	6	93	25	70	375	370	657	-43.7
Mission DM	84	110	2	0	0	0	0	0	86	110	-21.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	285	361	8	6	93	25	70	375	456	767	-40.5

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Abbotsford City	6	0	0	0	4	8	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	6	0	0	0	4	8	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	93	25	0	0	70	375	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	93	25	0	0	70	375	0	0

Table 3.4: Completions by Submarket and by Intended Market
December 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010	Dec 2011	Dec 2010
Abbotsford City	27	26	6	0	2	0	35	26
Mission DM	12	8	0	0	0	0	12	8
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	39	34	6	0	2	0	47	34

Table 3.5: Completions by Submarket and by Intended Market
January - December 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	264	313	100	342	6	2	370	657
Mission DM	86	110	0	0	0	0	86	110
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	350	423	100	342	6	2	456	767

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
December 2011	2	16.7	5	41.7	2	16.7	0	0.0	3	25.0	12	529,400	593,833
December 2010	0	0.0	3	16.7	1	5.6	2	11.1	1	5.6	18	615,950	613,500
Year-to-date 2011	12	6.2	75	38.5	17	8.7	24	12.3	17	8.7	195	565,900	589,456
Year-to-date 2010	3	1.3	83	35.0	26	11.0	19	8.0	26	11.0	237	569,900	609,757
Mission DM													
December 2011	4	50.0	3	37.5	0	0.0	0	0.0	0	0.0	8	--	--
December 2010	5	50.0	4	40.0	0	0.0	1	10.0	0	0.0	10	442,000	468,970
Year-to-date 2011	20	30.8	32	49.2	1	1.5	5	7.7	1	1.5	65	469,900	497,351
Year-to-date 2010	52	44.4	58	49.6	0	0.0	3	2.6	0	0.0	117	459,900	467,533
Indian Reserves													
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford CMA													
December 2011	6	30.0	8	40.0	3	15.0	0	0.0	3	15.0	20	489,950	550,165
December 2010	5	17.9	7	25.0	1	3.6	3	10.7	1	3.6	28	589,900	561,882
Year-to-date 2011	32	12.3	107	41.2	18	6.9	29	11.2	18	6.9	260	549,900	566,430
Year-to-date 2010	55	15.5	141	39.8	26	7.3	22	6.2	26	7.3	354	549,000	562,751

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
December 2011**

Submarket	Dec 2011	Dec 2010	% Change	YTD 2011	YTD 2010	% Change
Abbotsford City	593,833	613,500	-3.2	589,456	609,757	-3.3
Mission DM	--	468,970	n/a	497,351	467,533	6.4
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford CMA	550,165	561,882	-2.1	565,430	562,751	0.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
December 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$) SA	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	905	150.7	1,505	2,572	2,724	55.2	433,971	8.3	456,529
	February	1,119	74.0	1,239	2,573	2,607	47.5	436,157	11.2	436,087
	March	1,458	56.4	1,237	3,073	2,347	52.7	455,947	16.1	453,850
	April	1,677	37.5	1,384	3,453	2,967	46.6	454,557	11.1	439,610
	May	1,403	-0.8	1,136	3,137	2,643	43.0	457,651	9.1	448,641
	June	1,681	-10.4	1,247	2,835	2,440	51.1	469,792	10.6	458,392
	July	1,035	-47.8	886	2,033	1,819	48.7	459,361	8.0	459,520
	August	946	-43.3	910	1,901	2,008	45.3	424,303	-2.4	412,909
	September	967	-35.0	1,028	2,173	2,152	47.8	444,997	1.9	453,286
	October	941	-40.6	1,057	1,898	2,062	51.3	456,169	2.4	461,043
	November	1,021	-27.5	1,177	1,546	2,138	55.1	455,017	5.4	473,271
	December	824	-23.8	1,172	952	2,240	52.3	444,258	-0.5	456,479
2011	January	773	-14.6	1,251	2,362	2,511	49.8	441,544	1.7	471,786
	February	1,201	7.3	1,316	2,749	2,739	48.0	483,509	10.9	486,253
	March	1,730	18.7	1,468	3,033	2,292	64.0	526,828	15.5	529,765
	April	1,414	-15.7	1,227	2,617	2,313	53.0	534,123	17.5	515,874
	May	1,512	7.8	1,180	2,785	2,124	55.6	526,541	15.1	514,357
	June	1,508	-10.3	1,127	2,494	2,209	51.0	503,331	7.1	498,385
	July	1,250	20.8	1,129	2,623	2,356	47.9	503,931	9.7	502,635
	August	1,282	35.5	1,187	2,418	2,452	48.4	507,750	19.7	497,113
	September	1,109	14.7	1,211	2,418	2,357	51.4	489,420	10.0	497,083
	October	1,092	16.0	1,220	2,198	2,396	50.9	483,965	6.1	495,294
	November	1,040	1.9	1,172	1,654	2,241	52.3	478,968	5.3	499,215
	December	816	-1.0	1,240	946	2,307	53.7	498,989	12.3	518,525
Q4 2010		2,786	-31.6		4,396			452,224	2.5	
Q4 2011		2,940	5.0		4,790			486,361	7.5	
YTD 2010		13,977	-10.7		28,146			451,221	6.0	
YTD 2011		14,727	5.4		28,297			502,562	11.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

***: observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators

December 2011

		Interest Rates			NIHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	97.3	112.2	91	7.0	69.4	796
	February	604	3.60	5.39	97.7	113.2	91	6.3	69.0	798
	March	631	3.60	5.85	98.2	112.6	91	6.0	68.8	790
	April	655	3.80	6.25	98.6	113.2	92	6.8	69.7	776
	May	639	3.70	5.99	98.8	113.6	92	7.9	70.4	771
	June	633	3.60	5.89	98.7	113.4	91	8.3	70.3	757
	July	627	3.50	5.79	97.9	114.6	91	8.0	69.5	750
	August	604	3.30	5.39	97.9	114.5	90	8.0	68.7	755
	September	604	3.30	5.39	97.6	114.5	89	7.9	68.2	768
	October	598	3.20	5.29	97.6	114.8	89	9.3	68.8	778
	November	607	3.35	5.44	97.4	114.9	88	9.7	68.3	778
	December	592	3.35	5.19	97.3	114.6	86	10.2	67.2	782
2011	January	592	3.35	5.19	97.3	114.8	86	9.6	66.1	790
	February	607	3.50	5.44	97.4	115.2	85	9.9	65.5	806
	March	601	3.50	5.34	97.6	116.1	85	10.0	65.9	822
	April	621	3.70	5.69	97.7	116.3	85	9.2	64.9	817
	May	616	3.70	5.59	97.9	117.1	85	8.8	64.9	804
	June	604	3.50	5.39	97.8	116.5	86	8.4	65.0	779
	July	604	3.50	5.39	97.8	116.6	86	8.5	65.3	767
	August	604	3.50	5.39	97.5	116.9	88	8.1	66.4	753
	September	592	3.50	5.19	97.5	117.3	88	8.0	66.5	751
	October	598	3.50	5.29	97.4	117.4	88	8.0	66.4	757
	November	598	3.50	5.29	97.1	117.5	87	8.7	65.9	763
	December	598	3.50	5.29		116.5	87	9.1	66.3	770

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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